

VILLAGE OF STOCKBRIDGE

Village Hall
118 N. Center St.
Stockbridge Mi 49285

April 2,2026 6:30 P.M.

Planning Commission Meeting

MEETING AGENDA

Call P.C. Meeting Call to order.

ROLL CALL:

APPROVAL OF AGENDA:

- Approval of April 2,2026 Agenda.

APPROVAL OF MINUTES

- Approval of March 05,2026 Minutes

PUBLIC COMMENT: (Limited to agenda items)
(Public comment limited to 3 minutes)

NEW BUSINESS:

PARKS AND RECREATION PLAN

- Mario from McKenna: Discussion on the online survey and the draft for the demographic chapter plans and go over the timeline again for project.

UNFINISHED BUSINESS

- Discussion on 487 Elizabeth Street Special Use. Is there anything else that we need to do?
- Discussion on rezoning the CBD to include the use of alcohol in businesses that can obtain, or have, a valid liquor license.
- Interest in changing the zoning for the property in the northwest corner of the Village for the possibility of a developer wanting to purchase.

PUBLIC COMMENT: (Open to anything)

P.C. COMMENTS CONCERNS OR SUGGESTIONS

ADJOURNMENT

NEXT MEETING

- Next special meeting date is April 16, 2026. 6:00pm Public Hearing for Ordinance change
- Next regular P.C. meeting date is May 7, 2026. 6:30pm

ATTACHMENTS:

1: Unapproved Minutes March 5	
2: Parks and Rec Plan Agenda	
3: Chapter 3 Zoning changes	

PLANNING COMMISSION

118 N. Center Street
Stockbridge, Mi. 49285
517 - 851 - 7435

March 05, 2026

Unapproved Meeting Minutes

CALL TO ORDER

- Chair Laura Loomis called the meeting to order at 6:30 PM.

ROLL CALL

- Directors/Commissioners present: Jill Ogden (Village President), Patrick (Planning Commissioner), Amanda (Planning Commissioner), Laura Loomis (Chair).
- Absent: Jennifer Conant (Planning Commissioner),
- Guests present (audience): Katrina, Mario,

Approval of Agenda

- Motion to approve the March 5, 2026, agenda: Jill
- Second: Amanda.
- Discussion:
- Voting results: Motion carries (voice vote; no nays recorded).

Approval of Minutes (February 5)

- Motion to approve February 5 minutes: Amanda.
- Second: Jill
- Discussion: None.
- Voting results: Motion carries (voice vote; no opposition recorded).

Public Comment

- Jill opened Public comment with a three-minute limit at 6:37
- Second by Patrick
- Comments:
 - Several people of the Village stood up and spoke about the changes that were made to the proposal for the property at 487 Elizabeth Street, with the new appreciation for Brian Adiska's willingness to adapt his plans for what he wanted to do with his property. They also suggested that the Village follow through on some of the other issues that plagued the village like:
 - Blight
 - Empty Buildings
 - Sidewalks
 - Traffic
- Public comment closed by Chair at 6:55

New Business

- Item: Discussion on the resolution of the special use changes. Katrina read from the staff report, conditions for approval. John did the resolution while discussion was going on, added 36-foot fence, and sufficient screening of natural origins to help block vehicle lights
 - Motion made by: Jill to approve the resolution and special use for 487 Elizabeth Street. Second____: all approved
- Discussion on rezoning the CBD to include the use of alcohol in businesses that can obtain, or have, a valid liquor license. Interest in changing the zoning for the property in the northwest corner of the Village for the possibility of a developer wanting to purchase. Motion of a draft ordinance and possible public hearing if needed in April. Motion for a Special meeting by Jill , second by Amanda for April 16, 2026 6:00 pm: all approved.
- Discussed the parent Survey of the safe routes to school and how to connect them data to the parks and rec plan.
- **Parks and Recreation Presentation**
 - Presenters: Mario Planner with (McKenna).
 - Discussion highlights:
 - Plan components: Tri-County Regional Planning and Border to Border
 - Emphasis on updating existing content.
 - Schedule: survey launch; draft chapters; 30-day public review notice beginning week of April 13; suggested special Planning Commission meeting April 16; target Council adoption June 18 (grant period ends October).

Unfinished Business

- Announcements/Discussion:
 - We will continue with our updating of the zoning ordinances and it should be done by June.

Public Comments (open to anything')

- Downtown development assistance with any grant funding brought up by owners of RedBear Bikes. Discussion on MEDC and public credits.

Planning Commissioners' Comments

- Jill grant opportunities. Rural Development Conference mentioned. Stockbridge School District mentioned

Adjourn Meeting

- Motion to adjourn by Jill.
- Seconded by Amanda
- Discussion: None.
- Voting results: Ayes recorded; no opposition noted.
- Time meeting was adjourned around 8 PM.



Memorandum

TO: Planning Commission
Village of Stockbridge

FROM: Mario A. Ortega, AICP

SUBJECT: **Parks and Recreation Plan – DRAFT Administration and Facilities & Programs Inventory Chapters**

DATE: March 30, 2026

Please find attached a draft of the administration chapter and the facilities & programs inventory chapter for the parks and recreation master plan. These chapters have used the available information from the previous plans and what can be gathered from online resources. We would like your comments on what may be missing and what types of concerns or changes you would like to see on the current facilities and programs.

During our meeting I would like to give you another opportunity to comment on the goals and objectives from the past plans. We will be creating the first draft for our turn our meeting in the next couple weeks and would like to make sure we include your priorities.

I look forward to discussing our progress at the next meeting.

Administration

Recreation planning is the proactive process of identifying and coordinating recreational improvements so they can be implemented on a realistic timeline without negatively impacting a community's administrative or financial capacity. An effective recreation plan recognizes the close relationship between a community's governance structure and its ability to carry out recommended recreational programs and improvements.

The Village of Stockbridge operates as a General Law Village with a Village Manager who oversees the daily operations of the community. Governance is provided by a seven-member Village Council. The Planning Commission is composed of five village residents and serves in an advisory role to the Village Council, offering recommendations related to recreation, park improvements, planning initiatives, and zoning matters.

The Village Clerk, who is appointed by the Village Manager and confirmed by the Village Council, is responsible for overseeing the disbursement of funds associated with recreational planning, operations, and maintenance. Park maintenance is conducted by two full-time Department of Public Works laborers, with additional part-time seasonal staff employed during periods of increased workload.

Annual operating and maintenance funds are allocated to support routine grounds maintenance and necessary repairs, including work on picnic tables, fencing, playground equipment, underground utilities, and electrical systems.

Parks and Recreation Funding

The primary funding for Parks and Recreation is provided by the General Fund. The Park Commission creates the budget for parks and recreation and makes a recommendation to the Village Council for approval. The Village Council reviews the request and appropriates funds for parks and recreation. The Village does not have a separate park millage.

General fund revenues are derived from property taxes, state-shared revenues, license and permit fees, charges for services, interest on investments, and court fines or forfeitures.

Budget and Expenditures

The following details the Village's most recent budget and expenses for recreation programs and facilities.

Expense	2022-2023 Activity	2023-24 Amended Budget	2024-2025 Requested Budget
VILLAGE PROP/MEMORIAL PARK/OTHER			
Salary and Wages	18,082.68	33,000.00	9,000.00
DDA	0.00	0.00	0.00
DNR	0.00	0.00	0.00
Employers Share Medicare Ins	302.87	500.00	130.50
BCBS Medical Insurance	13,956.59	8,000.00	1,200.00
Employer's Social Security	1,294.72	2,600.00	558.00
Uniforms-DPW	896.33	1,200.00	1,400.00
Trails	637.50	2,250.00	500.00
Supplies	6,740.40	6,500.00	6,500.00
Fuel	7,664.30	7,500.00	2,500.00
Car Allowance	2,800.00	0.00	0.00
Parts	2,689.95	4,000.00	2,500.00
MERS Retirement	445.00	800.00	1,200.00
Contracted Services	26,862.43	30,000.00	40,000.00
Public Utilities	31,145.70	27,000.00	25,000.00
Equipment Maintenance	0.00	0.00	1,000.00
Building Maintenance	0.00	10,000.00	5,000.00
Equipment Rental	1,252.30	5,000.00	15,000.00
Miscellaneous Expenses	0.00	2,000.00	2,000.00
Plow Blade	0.00	0.00	0.00
Dump Truck	0.00	25,000.00	5,000.00
Side by Side Truck	0.00	2,500.00	0.00
Totals	114,770.77	167,850.00	118,488.50
VETERANS MEMORIAL PARK			
Salaries And Wages	422.41	500.00	13,600.00
Employers Share Medicare Ins	6.12	0.00	197.20
BCBS Medical Insurance	0.00	0.00	1,400.00
Employer's Social Security	26.24	0.00	843.20
Supplies	0.00	0.00	1,500.00
Retirement "IRA" Program	0.00	0.00	1,500.00
Totals	454.77	500.00	19,040.40

Michigan Department of Natural Resources Grants

The following is a summary of the most well-known recreation grant programs now available through the Michigan Department of Natural Resources (MDNR) for communities that have an up-to-date recreation plan:

Michigan Natural Resources Trust Fund (MNRTF): Eligible projects include acquisition of land or rights in land for recreational uses or for protection of the land because of its environmental importance or scenic beauty, including additions to existing parks, forest lands or wildlife areas. Development of public outdoor-recreation facilities is eligible (such as picnic areas, beaches, boating access, fishing and hunting facilities, winter sports areas, playgrounds, ballfields, tennis courts, and trails). Funds are provided through the sale of oil and mineral leases on State land. Local contributions equal to at least 25 percent of the project cost are required. There is no minimum or maximum amount for acquisition projects. The minimum allowable grant for development is \$15,000 and the maximum is \$400,000.

There are three special initiatives approved by the Trust Fund Board of Trustees. Proposals will receive special attention if they:

- Are located within U.S. Census Bureau Metropolitan Statistical Areas;
- Increase environmental education facilities statewide; but particularly in urban areas; and
- Acquire land or develop trail ways that contribute to the development of a statewide trail network.

Land and Water Conservation Fund (LWCF): Administered eligible projects include community recreation and trailway improvements. These are grants of \$30,000 to \$500,000 to local units of government for development of facilities such as ballfields, tennis courts, playgrounds, trails and picnic areas; and including support facilities; renovation of existing facilities and retrofitting of existing facilities to make them accessible to persons with disabilities. Funds are provided through federal appropriations. The grant match basis is 50 percent MDNR/50 percent local.

Recreation Passport Grant: The Recreation Passport program is funded through proceeds of park passes purchased for admission to State Parks in Michigan. Grants of between \$7,500 and \$150,000 are available to communities mainly for the improvement of existing parks, though new park development is technically eligible.

Other Funding Sources

Community Development Block Grant (CDBG). Revenues obtained through the Federal Community Development Block Grant (CDBG) program can be used for a variety of community improvement projects, including development of recreation facilities or land acquisition for new parks or athletic fields in low- and moderate-income neighborhoods that qualify under the program.

Donations. Businesses, corporations, private clubs, and community organizations will often contribute to recreation and other improvement programs to benefit the communities in which they are located. Private sector contributions may be in the form of monetary contributions, the donation of land, the provision of volunteer services, or the contribution of equipment or facilities.

Foundations. A foundation is a special non-profit legal entity that is established as a mechanism through which land, cash, and securities can be donated for the benefit of parks and recreation services. The assets are disbursed by the foundation board of directors according to a predetermined plan. Funding for recreation facilities through foundations is very limited.

Lease or Contractual Agreements. The Parks & Recreation Department may increase the availability of recreation facilities to its residents by leasing sites and facilities from other recreation providers. For example, the Village could agree to help maintain school recreation facilities in exchange for guaranteed availability of the facility to the public. The Village could also contract with private entrepreneurs to provide services at Village-owned Park facilities, such as recreation programming, food service, or facility maintenance. Privatization of services can increase recreation opportunities available to residents, while minimizing Village costs.

Public Use Conveyances. Administered by the Michigan Department of Natural Resources, this program provides state lands acquired through delinquent taxes for local government units for public use. Acceptable uses of land acquired under this program include development of local parks.

Grant History

Though the Village of Stockbridge does not regularly receive grant funding for maintenance or improvements to its parks, it has been a recipient of grant funds for specific capital projects in the past. Table x provides a description of the projects for which the Village received grant funding.

Project Year / Project Number	Project Title	Grant Amount and Local Funds	Project Description
1991-1992	Memorial Park Improvements	Grant: \$60,000.00 Village: \$21,500.00 Total: \$80,000.00	MDNRTF Program Grant. Picnic shelter, play lot and equipment, parking lot, paving, landscaping, and entrance gate.
2000	Memorial Park Improvements	Grant: \$0.00 Village: \$46,000.00 Total: \$46,000.00	Restroom building.
2004-2006	Memorial Park Improvements	Grant: \$66,962.00 Village: \$66,962.00 Total: \$133,924.00	Land and Water Conservation Fund Project Number 26-0609. Pathways, sidewalks, parking lot, site preparation, site amenities, tot lot, in-line skating area, fencing, and site restoration.
TOTAL GRANT FUNDING	–	\$259,924.00	–

INVENTORY OF RECREATIONAL FACILITIES AND PROGRAMS OVERVIEW

The physical inventory of local facilities consisted of virtual site inspections of all Village parks and recreation sites. An inventory of playground equipment and park facilities was recorded and reviewed concerning location, acreage, quantity, quality, accessibility, and condition.

Parks	Size	Accessibility Rating	Organized Sports					Play Area		Passive Activities								Amenities			
			Basketball	Ballfields	Tennis/Pickleball	Beach Volleyball	Skate/Bike Park	Swings (Sets)	Playground / Tot Lot	River/Lake Access	Natural Area/Field	Trail/ Sidewalk	Pavilion	Bleachers	Benches	Picnic Tables	Grill	Restrooms	Trash Bins	Bike Pump Station	Bike Rack
Public Parks																					
Veterans Memorial Park	7.2 acres	3	2		2	1	2	1	2		1	1	2		2	10	3		2		
Lakelands Trail State Park	33 miles of trails	2							1			1			2			1	1	1	
Beckwith Preserve	30 acres	1								1	1	1			2						
Township Square	1.8 acres	3											1		10				5		
Totals:	38 acres	5	2		2	1	2	1	3	1	2	3	3		16	10	3	1	8	1	1

Accessibility Rating

- 1 = none of the facilities/park areas meet accessibility guidelines
- 2 = some of the facilities/park areas meet accessibility guidelines
- 3 = most of the facilities/park areas meet accessibility guidelines
- 4 = the entire park meets accessibility guidelines
- 5 = the entire park was developed/renovated using the principals of universal design

Municipal Facilities

At the time of this plan, the Village owns and/or operates the following parks and facilities. For a more detailed inventory of the Village's parks and facilities, please refer to the parks inventory previously listed.

Veterans Memorial Park

7.2 ACRES

The Veterans Memorial Park is located just north of W. Main Street and west of N. Clinton Street, on the north end of the Village, just 0.35 miles south of Stockbridge Junior/Senior High School. The park entrance is located on the southern side where a parking lot provides easy vehicle access and sidewalks provide pedestrian access. This park provides many active outdoor recreational amenities for the Village, including basketball courts, tennis and pickleball courts, beach volleyball, two skate/bike parks, and a playground. It also provides passive recreation opportunities, including fields, benches, and two pavilions with covered picnic areas. Veterans Memorial Park is a key recreational amenity for the Village of Stockbridge, providing the majority of the active and passive recreation opportunities for the community.



Veterans Memorial Park. Source: Google Maps, 2024

Mike Levine Lakeland Trail State Park

33 MILES

The Mike Levine Lakeland Trail State Park is a 33 mile trail system located on what used to be the Grand Trunk Western Railroad Company corridor. The Village of Stockbridge maintains the 4.25 mile segment that runs through the Village, including the Lakelands Trail Portage Creek Crossing and the Stockbridge Trailhead. The Lakeland Trail extends through Jackson, Ingham, Livingston, and Oakland Counties, connecting Stockbridge to neighboring communities and providing a critical recreational amenity for hikers, bikers, cross-



Lakeland Trailhead Stockbridge Trailhead. Source: Google Maps, 2014

country skiers, and other trail users. The entire trail is non-motorized, meaning that users can enjoy the trail without the interruption of motorized vehicles.



Lakeland Trailhead Stockbridge Trailhead. Source: Google Maps, 2018

Stockbridge Trailhead

The Stockbridge Trailhead is the main access point for the Lakeland Trail, located at the south end of the Village, just off S. Clinton Street to the west. The trailhead not only provides easy trail access with a parking lot, but also restrooms, a small play area, and bike amenities, including bike parking and bike pump/maintenance station.

Lakelands Trail Portage Creek Crossing

The Lakelands Trail Portage Creek Crossing provides a pedestrian bridge over Portage Creek, making the trail accessible to more users.

Township Square

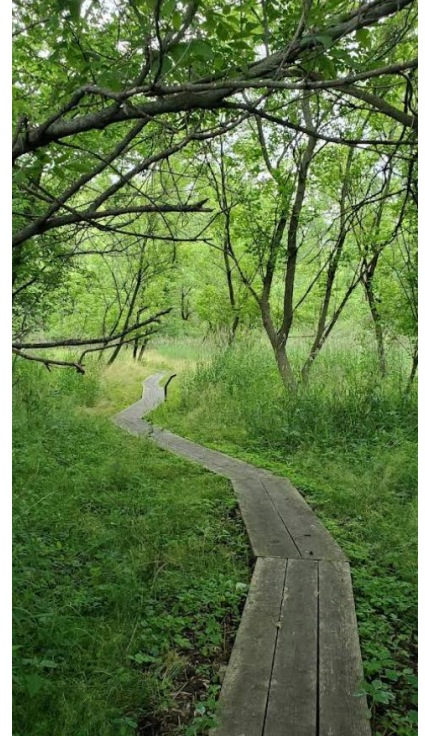
1.8 ACRES

Township Square is a segment of open space located in the center of the Village at the site of the Stockbridge Town Hall. The Town Hall is listed on the National Register of Historic Places and the adjacent Square has accessible sidewalks, benches, and a small gazebo.

Beckwith Preserve

30 ACRES

The Beckwith Preserve is a 30 acre wooded nature preserve located north east of the Village off Morton Road. The preserve provides scenic trails and boardwalks for trail users through a mature pine, spruce, and oak-hickory forest, and offers over 800 feet of creek frontage on Portage Creek. The Preserve is assessable by a parking lot with informational signage located on the south side.



Beckwith Preserve. Source: Google Maps, 2020

School Facilities

There are three academic facilities in the Village of Stockbridge that offer various recreational amenities to elementary, middle, and high school students.

Middle and High Schools

The Stockbridge Junior/Senior High School is located north of Veterans Memorial Park, just west of N. Clinton Street. The middle and high schools provides multiple recreational facilities, including two multi-use fields, two baseball diamonds, a stadium, and an outdoor track.

Elementary Schools

Heritage Elementary School and the Emma L. Smith Elementary School are located side by side on the west side of the Village. The two schools offer multiple small playgrounds and four multi-use fields, including a baseball diamond.

Private Recreation Facilities

In addition to the Village's public recreational facilities, the Stockbridge Wellness Center is a private recreation facility that offers strength and cardio equipment as well as classes for members.

Regional Recreation Resources

Regional recreation areas are large facilities serving people within a broad geographic area. There are several state recreation areas located within 30 miles of Stockbridge Village, including the Gregory State Wildlife Preserve, the Pinckney Recreation Area, the Howell Nature Center, the Waterloo State Recreation Area, Morris-Reichert Nature Preserve, Brighton Recreation Area, and

others. These recreation areas offer hiking, biking, cross-country skiing, horse-back riding, hunting, fishing, and camping.

Recreational Programs / Events

The Village of Stockbridge offers various recreational programs, activities, and events that are open to the public. This programming includes:

Village Parks and Recreation

The Village Parks and Rec department offers activities and classes for Stockbridge residents of all ages and abilities.

Stockbridge Community Education

Offered through Stockbridge Community Schools, they organize recreational programming opportunities for emotional, physical, and social growth and learning for all ages.

Stockbridge Lions Club

The Lions Club organizes community events, assists local community groups, and contributes to local projects by bringing awareness and raising funds.

Stockbridge Area Wellness Coalition (SAWC)

SAWC volunteers supports community projects in the Stockbridge area dedicated to improving community health.

SRSLY Stockbridge

The SRSLY student leadership team and adult community team work together to ensure that Stockbridge youth remain substance-free.

Stockbridge Library Museum and Archives

The library offers various lectures, classes, activities, and events for children and adults.

Stockbridge Area Garden Club

The Garden Club meets regularly to plant, prune, and landscape green spaces in Stockbridge.

Open Air Market of Stockbridge

The Open Air Market of Stockbridge is a farmers market that supports local farmers and artisans of Stockbridge and surrounding area, and provides affordable produce, food, and crafts for residents and visitors.

Stockbridge Area Arts Council

The Stockbridge Area Arts Council sponsors free events and performances for the community.

Stockbridge Town Hall Players (THP)

The Town Hall Players is a community theatre group that puts on live performances featuring local talent of all ages.

Stockbridge Area Genealogical Historical Society

Society volunteers preserve the history and genealogy of the Stockbridge area and promote education and awareness through educational programs for schools and community groups, as well as local events and festivals.

ARTICLE III. Zoning Districts & Standards

Sec. 6-673.01 Zoning District Designations.

- (a) Creation of Zoning Districts. The Village of Stockbridge is hereby divided into the following zoning districts and overlay districts:

R-1 ~~Single-Family~~ Village Residential

R-2 ~~Single-Family~~ Suburban Residential

R-3 Multi-Family Residential

CBD Central Business District

C-2 General Commercial

C-3 Highway Commercial

M-1 Light Industrial

OSC Open Space Conservation

PUB Public Land

PUD Planned Unit Development

HDO Historic Downtown Overlay

(Ord. No. 2018.10-1, 10-1-2018)

- (b) Zoning District Intent Statements. The following zoning districts make up the Village of Stockbridge, and the type of development intended within each zoning district are described below.

- (1) R-1 Village Residential. The intent of the R-1, Village Residential Zoning District is to promote and maintain the traditional residential character of the historic Village footprint, promote and maintain a safe and stable environment for families and multigenerational living, and facilitate improvement to properties that is harmonious with the surrounding neighborhood. The R-1 District is located in areas of the Village which have already been developed and implements site and building regulations to ensure that the character of existing neighborhoods is preserved. The existing character of the R-1 district is primarily low- to mid-density residential in the form of primarily single-family and two-family dwellings on individual lots. Some medium-to-high density development may be found along major roads and near the central business district. The redevelopment of lots in this zoning district shall be consistent with this pattern of development. Development within this zoning district requires connection to the Village's utility infrastructure.

~~This district is intended to reasonably regulate the number of persons who can live in a residential dwelling unit. The village finds this necessary to provide density control; preserve and maintain the well-established character, scale and density of the single-family neighborhoods as stable and quiet places for citizens to live and raise families; protect safety and welfare; and maintain property values. Such limits are needed to ensure adequate public and private facilities including off-street parking, utilities, and adequate lot size to accommodate residents without impairing the character of the neighborhood.~~

~~Located primarily within the village center, these older neighborhoods consist of detached single-family homes, often including historic structures. The recommended density in these areas should not exceed five dwelling units per acre. Development on vacant lots within this residential classification should only occur if the character, scale and development pattern of the new development is consistent and compatible with the older, existing structures and development patterns of these residential neighborhoods. The land use category is located in areas where the public services and infrastructure are adequate to accommodate the planned density. The natural features within this designation are somewhat limited; however, natural features such as~~

~~existing trees and any relationship with wetlands or portage creek must be considered in new development or redevelopment of these areas~~

- (2) **R-2 Suburban Residential.** The R-2 Suburban Residential District includes residences on large lots with greater setbacks to provide for larger residences, more landscaping and/or recreational features on-site. The R-2 District includes requirements to ensure that development of vacant and agricultural land within the Village boundaries is compatible with the goals and visions of the Village Master Plan. The R-2 Low Density Residential District will promote and maintain a quiet and stable character and provide for the preservation of natural features as land is developed in the future. Homes should be located on large lots unless located within a planned neighborhood which has been connected to public utilities and developed according to this ordinance in order to minimize negative impacts on surrounding natural features and to be connected to the Village's public service infrastructure.

~~This district is intended to reasonably regulate the number of persons who can live in a residential dwelling unit. The village finds this necessary to provide density control; preserve and maintain the well-established character, scale and density of the single-family neighborhoods as stable and quiet places for citizens to live and raise families; protect safety and welfare; and maintain property values. Such limits are needed to ensure adequate public and private facilities including off-street parking, utilities, and adequate lot size to accommodate residents without impairing the character of the neighborhood.~~

~~The primary purpose is to maintain and create a larger lot residential development pattern outside of the village center and to provide direction for the development of vacant lands in a transitional manner that is still compatible with the village center. The designation is contained within three peripheral locations in the village. The recommended density in this area is three to four dwelling units per acre. The land use category is in areas where the public services and infrastructure are adequate to accommodate the anticipated density. The natural features outside of the village center vary. Natural features within these areas must be considered and preserved where possible including: wetlands, woodlands, slopes, flood plains, etc.~~

- (3) **R-3 Multi-Family Residential.** The R-3 Multi-Family Residential District is intended to provide for the development of a variety of housing options for residents. This district is intended to provide for multiple family dwellings which are designed to be compatible with and connected to surrounding land uses. A variety of housing allows for people at different stages in life to establish or maintain residency in the Village. Housing types may include duplexes, triplexes, quadplexes, townhomes, stacked flats, attached ranch-style homes and apartments. Multiple family dwellings shall be arranged and improved to allow for ease of pedestrian access, to provide adequate parking while avoiding large expanses of impervious surfaces, and to utilize high quality standards of design and craftsmanship. Development of these housing types requires connection to the Village's utility infrastructure.

~~This district is intended to permit dwelling units to be arranged either side by side or one above the other in a low-density, multiple family fashion. Such developments are intended to provide sufficient open land area to make them compatible with surrounding land uses and to provide for their residents an environment that is more than merely physically safe and healthy.~~

~~The designation encompasses an area in the northeast corner of the village, off Brogan Road and areas off South Williams Street and South Clinton Street (M-52 and M-106). The anticipated density should not exceed approximately 15 dwelling units per acre. The intent of this land use category necessitates the availability of the public services and infrastructures, but much like the single-family residential-village center designation, multiple-family residential is planned in areas where there would be minimal or no impact on any natural features that may be present.~~

- (4) **CBD Central Business District.** The intent of the Central Business District (CBD) is to provide for a thriving village center with opportunities for shopping, eating, entertainment, education, civics, and culture. The CBD encompasses Downtown Stockbridge and is intended allow for a mix of small- and medium-scale businesses and residential uses that serve local and regional needs and provide opportunities for work and play. The historic fabric of Downtown Stockbridge has fostered a pedestrian-oriented environment that encourages activity and allows local residents to easily walk to and within the District; this is encouraged by connected sidewalks, small lot sizes, observable street-oriented entrances, large storefront windows, on-street or hidden off-street parking, and short setbacks. The reuse of existing buildings within the CBD is highly encouraged, and new development within the CBD should be designed to maintain a compact, walkable, mixed-use environment. Multi-story buildings are permitted in this district with residential and non-retail uses on upper floors to ensure the long term economic viability and flexibility of projects.

~~This district is intended to support the downtown as the village's traditional center. The downtown serves the region, and local residents, as a place to live, work, and take advantage of civic, cultural, educational, shopping, and entertainment opportunities. The downtown districts are intended to allow a mixture of land uses, dense urban development, pedestrian orientation, and unique residential opportunities. Development in these districts is designed to be accessible by a variety of modes of transportation.~~

~~The intensity of the development within the district tends to be higher than the rest of the village due to the smaller lot sizes. Parking cannot be accommodated on most sites, and the buildings cover most of the parcel. Uses customarily found in the central business district include municipal services, restaurants, banks (no drive through), personal services, comparison retail, offices, public spaces, single family residences, and multiple-family residences (second story).~~

~~The continued maintenance of the historical structures and encouraging new structures to maintain historical characteristics and character of the downtown are also essential within this area. This designation is centered on the main street, with Herbert Street on the north and Elizabeth Street on the south. The intent of this land use category necessitates the availability of the public services and infrastructure. While not integral to the designation, the proximity to township hall and other historical structures adds to the viability and sense of place of this area. Limited natural features exist within this area due to the increased density and intensity of the planned uses.~~

- (5) **C-2 General Commercial.** The General Commercial (C-2) Zoning District is intended to provide for small- to medium- scale commercial activities that are in close proximity to residential areas or are intended to serve both local and regional needs. The intensity of the commercial activity for these locations will be primarily influenced by the property's size and the size of adjacent lots. Smaller sites should be designed and occupied by uses to serve the local community while larger sites with the capability to accommodate larger numbers of customers should be designed to occupy more intensive commercial uses. High intensity commercial uses shall be buffered from adjacent residential uses through a combination of landscaping screening and fencing to provide privacy and reduce sound pollution. Auto-oriented uses should be buffered from residential uses and should be designed to minimize negative impacts on traffic and potential conflicts with pedestrians.

~~The intent of this district is to provide for certain types of commercial activities which have common characteristics. In this district, the customer usually comes directly to the establishment by automobile, making a separate stop for each errand. Comparison shopping activity is less than in the central business district. Since there is little essential interdependence of activities, establishments can be dispersed over an area with each establishment having its own automobile parking. Good automobile accessibility is essential to these districts. The uses permitted, because of their lack of intense pedestrian activity and their required contact with auto access would be incompatible in the central business district.~~

~~The general commercial district is designed to accommodate commercial establishments that serve community-wide shopping and service needs, including motorists using US 23, M-52 and M-106. This district is intended to create cohesive commercial areas that take advantage of access provided by the cities roadway system but also provide convenient vehicular access between businesses in attractive settings, hereby ensuring motorists safety and discouraging the undesirable commercial development.~~

- (6) **C-3 Highway Commercial.** The Highway Commercial (C-3) Zoning District is intended to allow for high intensity commercial uses and accommodate heavy traffic from motorists using US23, M-52, and M-106. The C-3 District is intended to encourage a variety of uses to serve a regional market or draw a large number of employees. Buildings in this zoning district typically are arranged as a single principal structure and use on a property, however, commercial shopping centers are also appropriate within this zoning district, and future developments are encouraged to utilize shared parking areas and drives to minimize curb cuts and excessive areas of impervious surface. The standards for the Highway Commercial Zoning District are intended to facilitate commercial development that is planned and orderly, so as to protect the public health, safety, and general welfare, especially relative to vehicular and pedestrian traffic. Such developments can have significant impacts on their surroundings, and measures should be taken to minimize effects such as excessive runoff, noise, light, or any other environmental impact on any existing natural features.

~~This district is intended to provide for those uses whose external effects are restricted to the site and do not adversely impact surrounding districts. The highway commercial district incorporates those commercial uses such as officer, research, business and retail uses that serve a larger market than the general commercial district, which includes the village and surrounding townships.~~

~~This land use category is generally found on the south side of the village along Green Road, M-52 and M-106. Areas planned for highway commercial designation require good accessibility and visibility along arterial roadways. The presence of natural features has little effect on their existence.~~

- (7) **M-1 Light Industrial.** The Light Industrial (M-1) Zoning District is intended to allow for the most intense development that is permitted within the Village, including manufacturing uses, processing of raw materials, transportation and logistics, and warehousing. Light industrial uses are permitted within this Zoning District, while heavier industrial uses must be considered as Special Land Uses. The M-1 District requirements are designed to minimize impacts on adjacent land uses, particularly residential neighborhoods and public uses such as schools and places of worship. However, this District is also intended to minimize the intrusion of nonrelated uses such as active commercial uses which may interfere with day-to-day industrial operations.

~~This district is intended to accommodate industrial, storage, and other uses that generate a minimum of noise, glare, odors, dust, vibration, air and water pollution, fire and safety hazards, or the emission of any potentially harmful or obnoxious matter or radiation or any other nuisance characteristics. It is the purpose of these regulations to permit development of the enumerated functions to protect surrounding areas from incompatible industrial activities, to restrict the intrusion of nonrelated uses such as residential, agricultural, business and commercial, and to encourage the discouraged uses presently existing in the district which is nonconforming by the type of use. To these ends, certain uses are excluded which would function more effectively in other districts and which would interfere with the operation of the uses permitted in this district.~~

- (8) **OSC Open Space Conservation.** The Open Space Conservation (OSC) District is intended to preserve open space, provide a desirable environment, ensure that the benefits of open space, light, air and private recreational activities exist in well-planned locations throughout the village, and protect vacant lands; ~~until their appropriate land usage can be determined;~~ and to control the proximity of these uses to other uses. Open space conservation areas are designed along Portage Creek and natural areas of the village that contain environmentally sensitive resources such as wetlands, woodlands, and sloped areas. These resources present constraints to development for which the use of land should be restricted or even precluded. The open space conservation areas are also meant to strengthen the edges or boundaries of the village and protect its character from surrounding new development. Therefore, development in the open space conservation areas should be discouraged to protect the environmental resources and to maintain the village character. Passive recreation activities and improvements which do not negatively impact the existing and protected natural features.

- (9) **PUB Public Land.** The Public Land (PUB) Zoning District is intended to provide for existing and planned municipal government buildings and facilities, such as village hall, community centers and libraries, as well as publicly owned open space such as parks and cemeteries. These facilities are located throughout the Village.

~~Intent. This district is intended for governmental public utility and educational buildings and facilities, and other uses compatible with the public character of the district.~~

~~Public designated uses such as existing and planned municipal buildings and facilities, parks, churches, cemeteries, public schools and other uses providing public or semi-public services within this category. This category provides for establishments that are purely governmental as well as joint public and private facilities. These facilities are scattered throughout the village. The location of these areas and the necessary utilities to service them and dependent on the function each facility serves~~

- (10) **HDO Historic Downtown Overlay.** The intent of the Historic Downton Overlay (HSO) District is to provide requirements to preserve the basic form and character of remaining structures in the traditional Village center/downtown. The standards of this district are designed to maintain and highlight the characteristics of the storefronts of downtown Stockbridge that foster a pedestrian friendly and active center for commerce and community. As an overlay district, the underlying zoning district standards shall apply unless the standards of the HDO standards explicitly state otherwise.

Sec. 6-683.02 Zoning district Map.

- (a) **Identified.** The zoning districts as provided in section 6-67 are bounded and defined as shown on the map entitled "Zoning District Map of the Village of Stockbridge." The zoning district map, along with all notations, references, and other explanatory information, shall accompany and be made a part of this chapter.

- (b) **Authority.** Regardless of the existence of purported copies of the zoning district map which may be published, a true and current copy of the zoning district map available for public inspection shall be located in and maintained by the office of the village clerk. The clerk's copy shall be the final authority as to the current status of any land, parcel, lot, district, use, building, or structure in the village.
- (c) **Interpretation of district boundaries.** Where uncertainty exists with respect to the boundaries of any of the districts indicated on the zoning district map, the following rules shall apply:
- (1) A boundary indicated as approximately following the centerline of a highway, alley, or easement shall be construed as following such centerline.
 - (2) A boundary indicated approximately following a recorded lot line or the line bounding a parcel shall be construed as following such line.
 - (3) A boundary indicated as approximately following a municipal boundary line shall be construed as following such line.
 - (4) A boundary indicated as following a railroad line shall be construed as being located midway in the right-of-way.
 - (5) A boundary indicated as following a shoreline shall be construed as following such shoreline, and in the event of change in the shoreline shall be construed as following the shoreline existing at the time the interpretation is made.
 - (6) The boundary indicated as following the centerline of a stream or river, canal, lake or other body of water shall be construed as following such centerline.
 - (7) A distance not specifically indicated on the official zoning map shall be determined by the scale of the map.
 - ~~(7)~~(8) Where a district boundary divides a lot of record, or property that is not located within a plat or condominium, the location of a zoning district boundary, unless shown by dimensions of the Zoning map, shall be determined by use of the map scale shown thereon.
 - (9) Where an existing physical feature is at variance with that shown on the official zoning map or any other circumstances not covered by subsections one through ~~seven~~eight preceding, the zoning board of appeals shall interpret the location of the zoning district boundary.
 - ~~(8)~~(10) Where due to the scale, lack of detail or illegibility of the Zoning Map of this Ordinance, there is any uncertainty, contradiction, or conflict as to the intended location of any district boundary lines, said lines shall be interpreted upon written request, or upon its own motion, by the Zoning Board of Appeals.

Sec. 6-3.03. Zoning of Street and Alley Rights-of-Way (ROW).

- (a) Existing Rights-of-Way. All street and alley rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such street and alley rights-of-way. Where the center line of a street or alley serves as a district boundary, the zoning of such street or alley, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such center line.
- (b) Vacated Rights-of-Way. Whenever any street, alley or other public way within the Village shall be vacated, such street, alley or other public way or portion thereof, shall automatically be classified in the same zoning district as the property to which it is attached.

Sec. 6-703.04 Purposes and uses within zoning districts Determination of Land Uses Not Listed in This Ordinance.

It is recognized that this Ordinance may require interpretation to assign certain uses to individual districts. Therefore, any use which is not specifically set forth in this Ordinance shall be reviewed by the Zoning Administrator for consistency with the intent set forth in each district and for compatibility with use characteristics typical of uses permitted within those districts. Based upon this review, the Zoning Administrator shall determine the appropriate district for any use which is not specifically set forth herein. In case of disagreement with the determination of the Zoning

[Administrator in assigning a use to an appropriate district, any aggrieved party may file an appeal with the Zoning Board of Appeals pursuant to the provisions of Section 8.0x of this ordinance.](#)

~~(a) R-1, single-family residential district.~~

- ~~(1) **Intent.** This district is intended to reasonably regulate the number of persons who can live in a residential dwelling unit. The village finds this necessary to provide density control; preserve and maintain the well-established character, scale and density of the single-family neighborhoods as stable and quiet places for citizens to live and raise families; protect safety and welfare; and maintain property values. Such limits are needed to ensure adequate public and private facilities including off-street parking, utilities, and adequate lot size to accommodate residents without impairing the character of the neighborhood.~~
- ~~(2) Located primarily within the village center, these older neighborhoods consist of detached single-family homes, often including historic structures. The recommended density in these areas should not exceed five dwelling units per acre. Development on vacant lots within this residential classification should only occur if the character, scale and development pattern of the new development is consistent and compatible with the older, existing structures and development patterns of these residential neighborhoods. The land use category is located in areas where the public services and infrastructure are adequate to accommodate the planned density. The natural features within this designation are somewhat limited; however, natural features such as existing trees and any relationship with wetlands or portage creek must be considered in new development or redevelopment of these areas.~~

~~(3) Permitted uses.~~

- ~~a. A single-family dwelling and any use, building or structure accessory thereto.~~
- ~~b. Public parks and playgrounds.~~
- ~~c. Adult and child residential care facilities.~~
- ~~d. Cemeteries which lawfully occupy land at the adoption of this chapter.~~
- ~~e. Special transitory unit (STU), subject to the provisions of section 6-72.~~
- ~~f. Event, subject to the provisions of section 6-72.~~

~~(4) Special uses.~~

- ~~a. Cluster housing subject to the provisions of section 6-137.~~
- ~~b. Golf courses, but not including driving ranges.~~
- ~~c. Country clubs, public swimming pools and recreation clubs, private parks and playgrounds.~~
- ~~d. Churches and other institutions for religious worship.~~
- ~~e. Public and private nursery schools and kindergartens.~~
- ~~f. Group day care homes and day care centers subject to the provisions of section 6-143.~~
- ~~g. Adult foster care facilities subject to the provisions of section 6-144.~~
- ~~h. Public and private elementary, middle, and high schools.~~
- ~~i. Bed and breakfast establishments subject to the provisions of section 6-156.~~
- ~~j. Public buildings.~~

~~(b) R-2, single-family suburban.~~

- ~~(1) **Intent.** This district is intended to reasonably regulate the number of persons who can live in a residential dwelling unit. The village finds this necessary to provide density control; preserve and maintain the well-established character, scale and density of the single-family neighborhoods as stable and quiet places for citizens to live and raise families; protect safety and welfare; and maintain property values. Such limits are needed to ensure adequate public and private facilities including off-street parking, utilities, and adequate lot size to accommodate residents without impairing the character of the neighborhood.~~
- ~~(2) The primary purpose is to maintain and create a larger lot residential development pattern outside of the village center and to provide direction for the development of vacant lands in a transitional manner that is~~

~~still compatible with the village center. The designation is contained within three peripheral locations in the village. The recommended density in this area is three to four dwelling units per acre. The land use category is in areas where the public services and infrastructure are adequate to accommodate the anticipated density. The natural features outside of the village center vary. Natural features within these areas must be considered and preserved where possible including: wetlands, woodlands, slopes, flood plains, etc.~~

~~(3) Permitted uses.~~

- ~~a. A single-family dwelling and any use, building or structure accessory thereto.~~
- ~~b. Public parks and playgrounds.~~
- ~~c. Adult and child residential care facilities.~~
- ~~d. Cemeteries which lawfully occupy land at the adoption of this chapter.~~
- ~~e. Special transitory unit (STU), subject to the provisions of section 6-72.~~
- ~~f. Event, subject to the provisions of section 6-72.~~

~~(4) Special uses.~~

- ~~a. Cluster housing subject to the provisions of section 6-137.~~
- ~~b. Golf courses, but not including driving ranges.~~
- ~~c. Country clubs, public swimming pools and recreation clubs, private parks and playgrounds.~~
- ~~d. Churches and other institutions for religious worship.~~
- ~~e. Public and private nursery schools and kindergartens.~~
- ~~f. Group day care homes and day care centers subject to the provisions of section 6-143.~~
- ~~g. Adult foster care facilities subject to the provisions of section 6-144.~~
- ~~h. Public and private elementary, middle, and high schools.~~
- ~~i. Bed and breakfast establishments subject to the provisions of section 6-156.~~
- ~~j. Public buildings.~~

~~(c) Multi-family (R-3).~~

- ~~(1) Intent. This district is intended to permit dwelling units to be arranged either side by side or one above the other in a low density, multiple family fashion. Such developments are intended to provide sufficient open land area to make them compatible with surrounding land uses and to provide for their residents an environment that is more than merely physically safe and healthy.~~
- ~~(2) The designation encompasses an area in the northeast corner of the village, off Brogan Road and areas off South Williams Street and South Clinton Street (M-52 and M-106). The anticipated density should not exceed approximately 15 dwelling units per acre. The intent of this land use category necessitates the availability of the public services and infrastructures, but much like the single-family residential village center designation, multiple-family residential is planned in areas where there would be minimal or no impact on any natural features that may be present.~~

~~(3) Permitted uses.~~

- ~~a. All permitted uses allowed in the R-1 and R-2 districts.~~
- ~~b. Two-family dwellings and any use, building or structure accessory thereto.~~
- ~~c. Multiple-family dwellings and any use, building, or structure accessory thereto.~~
- ~~d. Special transitory unit (STU), subject to the provisions of section 6-72.~~
- ~~e. Event, subject to the provisions of section 6-72.~~

~~(4) Special uses.~~

- ~~a. All special uses allowed in the R-1 and R-2 districts.~~

- ~~b. — Medical and dental clinics, when associated with a hospital or nursing home.~~
- ~~c. — Funeral establishments.~~
- ~~d. — Hospitals, nursing homes, and sanitariums.~~
- ~~e. — Manufactured or mobile home parks subject to the provisions set forth in section 6-142.~~

~~(d) — CBD, central business district.~~

- ~~(1) — Intent. This district is intended to support the downtown as the village's traditional center. The downtown serves the region, and local residents, as a place to live, work, and take advantage of civic, cultural, educational, shopping, and entertainment opportunities. The downtown districts are intended to allow a mixture of land uses, dense urban development, pedestrian orientation, and unique residential opportunities. Development in these districts is designed to be accessible by a variety of modes of transportation.~~
- ~~(2) — The intensity of the development within the district tends to be higher than the rest of the village due to the smaller lot sizes. Parking cannot be accommodated on most sites, and the buildings cover most of the parcel. Uses customarily found in the central business district include municipal services, restaurants, banks (no drive through), personal services, comparison retail, offices, public spaces, single-family residences, and multiple-family residences (second story).~~
- ~~(3) — The continued maintenance of the historical structures and encouraging new structures to maintain historical characteristics and character of the downtown are also essential within this area. This designation is centered on the main street, with Herbert Street on the north and Elizabeth Street on the south. The intent of this land use category necessitates the availability of the public services and infrastructure. While not integral to the designation, the proximity to township hall and other historical structures adds to the viability and sense of place of this area. Limited natural features exist within this area due to the increased density and intensity of the planned uses.~~

~~(4) — Permitted uses.~~

- ~~a. — Office building for the use of any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, or sales.~~
- ~~b. — Medical or dental office, including clinics or medical laboratories.~~
- ~~c. — Banks, credit unions, savings and loan associates (without drive through).~~
- ~~d. — Publicly owned buildings, public utilities transformer stations and substations, telephone exchanges, and public utility offices.~~
- ~~e. — Photographic studios.~~
- ~~f. — Retail office supply, computer and business machine sales.~~
- ~~g. — Business service establishments including printing and photocopying services, mail and packaging services, and typing and secretarial services.~~
- ~~h. — Florist shops.~~
- ~~i. — Personal service establishments such as barber or beauty shops, watch, clothing or shoe repair, locksmith, and similar establishments.~~
- ~~j. — Outdoor display of products or materials for retail sale or rental when accessory to a principle permitted use subject to the requirements of section 6-154.~~
- ~~k. — Food services including grocery, meat market, bakery, restaurant, delicatessen or fruit market, or similar self-service units.~~
- ~~l. — Retail sales of prescription drug or health care products, hardware gifts, dry goods, notions, sporting goods, clothing, furniture, and appliances.~~
- ~~m. — Special transitory unit (STU), subject to the provisions of section 6-72.~~
- ~~n. — Event, subject to the provisions of section 6-72.~~
- ~~o. — A STU utilized/deployed as an accessory use, subject to the provisions of section 6-72.~~

~~(5) Special uses.~~

- ~~a. Private service clubs, social organizations, or lodge halls.~~
- ~~b. Funeral homes.~~
- ~~c. Second floor multiple family housing or apartment dwellings.~~
- ~~d. Drive through facilities.~~
- ~~e. Veterinary offices and hospitals including accessory boarding without outdoor exercise or pens.~~
- ~~f. Bed and breakfast established subject to the provisions of section 6-156.~~

~~(e) C-2, general commercial district.~~

~~(1) Intent. The intent of this district is to provide for certain types of commercial activities which have common characteristics. In this district, the customer usually comes directly to the establishment by automobile, making a separate stop for each errand. Comparison shopping activity is less than in the central business district. Since there is little essential interdependence of activities, establishments can be dispersed over an area with each establishment having its own automobile parking. Good automobile accessibility is essential to these districts. The uses permitted, because of their lack of intense pedestrian activity and their required contact with auto access would be incompatible in the central business district.~~

~~(2) The general commercial district is designed to accommodate commercial establishments that serve community wide shopping and service needs, including motorists using US 23, M 52 and M 106. This district is intended to create cohesive commercial areas that take advantage of access provided by the cities roadway system but also provide convenient vehicular access between businesses in attractive settings, hereby ensuring motorists safety and discouraging the undesirable commercial development.~~

~~(3) Permitted uses.~~

- ~~a. All central business district (CBD) permitted uses.~~
- ~~b. Special transitory unit (STU), subject to the provisions of section 6-72.~~
- ~~c. Event, subject to the provisions of section 6-72.~~
- ~~d. A STU utilized/deployed as an accessory use, subject to the provisions of section 6-72.~~

~~(4) Special uses.~~

- ~~a. All central business district (CBD) special uses.~~
- ~~b. Indoor archery ranges, as provided for in section 6-161 of the zoning ordinance.~~
- ~~c. Self storage facilities as provided for in section 6-150 of the zoning ordinance.~~

~~(f) C-3, highway commercial district.~~

~~(1) Intent. This district is intended to provide for those uses whose external effects are restricted to the site and do not adversely impact surrounding districts. The highway commercial district incorporates those commercial uses such as officer, research, business and retail uses that serve a larger market than the general commercial district, which includes the village and surrounding townships.~~

~~(2) This land use category is generally found on the south side of the village along Green Road, M 52 and M 106. Areas planned for highway commercial designation require good accessibility and visibility along arterial roadways. The presence of natural features has little effect on their existence.~~

~~(3) Permitted uses.~~

- ~~a. All permitted and special uses allowed in the C-2 district, excluding residential dwellings.~~
- ~~b. Radio, television, and electrical appliance repair, and shops of plumbers, electricians and other similar services and trades.~~
- ~~c. Restaurants with no drive through.~~
- ~~d. Laundromats and dry cleaning establishments.~~
- ~~e. Planned shopping centers.~~

- ~~f. Accessory uses, buildings, or structures.~~
- ~~g. Special Transitory unit (STU), subject to the provisions of section 6-72.~~
- ~~h. Event, subject to the provisions of section 6-72.~~
- ~~i. A STU utilized/deployed as an accessory use, subject to the provisions of section 6-72.~~

(4) Special uses.

- ~~a. Bar/lounge serving alcoholic beverages and/or providing entertainment.~~
- ~~b. Any use or business with drive-through facilities.~~
- ~~c. Hotels, motels or other lodging facilities.~~
- ~~d. Outdoor sales of manufactured products subject to the requirements set forth in section 6-151.~~
- ~~e. Sale of new and used automobiles, boats, mobile homes, farm machinery, and other vehicles provided outdoor sales comply with the requirements set forth in section 6-151.~~
- ~~f. Automobile service stations and washes subject to the requirements set forth in section 6-153.~~
- ~~g. Recreation and amusement services, including theatres, bowling alleys, roller and ice skating rinks, billiard halls and miniature golf.~~
- ~~h. Farm supply and feed stores.~~
- ~~i. Research, educational and design centers where said centers are intended for the development of pilot, prototype, and/or experimental products, using machine tooling (CNC), repairs, and product design, engineering, reverse engineering, and consulting to develop the pilot, prototype, or experimental products. Once developed, it is the intent of this use that the actual manufacturing of the pilot, prototype, or experimental product for wholesale and/or retail sales would not be done at this site. Said use shall include office buildings or suites for such centers where said offices are designed to accommodate executive, administrative, educational programs for youth training, professional, accounting, engineering, architectural, and support personnel. Said use shall comply with the requirements set forth in section 6-160.~~

(g) M-1, light industrial district.

- ~~(1) Intent. This district is intended to accommodate industrial, storage, and other uses that generate a minimum of noise, glare, odors, dust, vibration, air and water pollution, fire and safety hazards, or the emission of any potentially harmful or obnoxious matter or radiation or any other nuisance characteristics. It is the purpose of these regulations to permit development of the enumerated functions to protect surrounding areas from incompatible industrial activities, to restrict the intrusion of nonrelated uses such as residential, agricultural, business and commercial, and to encourage the discouraged uses presently existing in the district which is nonconforming by the type of use. To these ends, certain uses are excluded which would function more effectively in other districts and which would interfere with the operation of the uses permitted in this district.~~
- ~~(2) All uses located within this district shall be so designed, constructed and operated that there is no production of sound discernible at the lot lines more than the average intensity of street and traffic noise at the lines, or any production of heat or glare discernible at the same point.~~
 - ~~a. Outdoor storage related to any permitted or special use in this district being conducted on a specific site shall be permitted, but shall only be located in the area provided in subsections 6-262 (a) and (b) and pursuant to an approved site plan.~~
- ~~(3) This designation is intended to allow the continued operation of the current industrial uses or their transition to other light industrial uses. The areas are located in the northeast corner of the village along M-106 and south of Stockbridge high school. Direct access to these areas is provided via M-106 and east Morton Street. Municipal sewer and water is available, and there are no natural features within proximity.~~

(4) Permitted uses.

- ~~a. Research oriented and light industrial park uses.~~
- ~~b. Printing, lithographic, blueprinting, commercial laundries, dry cleaning establishments, wholesale business, ice and cold storage plants, lumber, fuel and feed supply yards, and other similar uses.~~

- ~~c. Light manufacturing, research, assembly, testing and repair of components, devices, equipment and systems of professional scientific and controlling instruments, photographic and optical goods, including the following:

 - ~~1. Communication, transmission and reception equipment such as coils, tubes, semiconductors, navigation control equipment and system guidance equipment.~~
 - ~~2. Data processing equipment and systems.~~
 - ~~3. Graphic and art equipment.~~
 - ~~4. Metering instruments.~~
 - ~~5. Optical devices, equipment, and systems.~~
 - ~~6. Stereo, audio units, radio equipment and systems.~~
 - ~~7. Photographic equipment.~~
 - ~~8. Radar, infrared and ultraviolet equipment and systems.~~
 - ~~9. Scientific and mechanical instruments such as calipers and transits.~~
 - ~~10. Testing equipment.~~~~
- ~~d. Light manufacturing, processing or assembling of the following:

 - ~~1. Biological products, drugs, medicinal chemicals, and pharmaceutical preparation.~~
 - ~~2. Electrical machinery, equipment and supplies, electronic equipment and accessories.~~
 - ~~3. Office, computing, and accounting machines.~~
 - ~~4. Quilts and other textiles manufacturing businesses, including the ancillary use of commercial sales to the public of the finished product and the materials used to manufacture the finished products, provided:

 - ~~i) The retail building space is no more than 20 percent of the building's total foot print.~~
 - ~~ii) The building provides enough parking to satisfy the parking requirements for both the industrial, manufacturing, or the establishments (G1) and retail store (C1) uses under section 6-261.~~~~~~
- ~~e. Research and design centers where said centers are intended for the development of pilot or experimental products, together with related office buildings for such research facilities where said offices are designed to accommodate executive, administrative, professional, accounting, engineering, architectural, and support personnel.~~
- ~~f. Data processing and computer centers including the servicing and maintenance of electronic data processing equipment.~~
- ~~g. Warehousing, refrigerated and general storage, but not including selfstorage facilities.~~
- ~~h. Business service establishments such as printing and photocopying services, mail and packaging services, and typing and secretarial services.~~
- ~~i. Training and/or educational centers where such centers are designed and intended to provide training at the business, technical and/or professional level.~~
- ~~j. Florists, greenhouses, and similar uses.~~
- ~~k. Special transitory unit (STU), subject to the provisions of section 6-72.~~
- ~~l. Event, subject to the provisions of section 6-72.~~
- ~~m. A STU utilized/deployed as an accessory use, subject to the provisions of section 6-72.~~

(5) Special uses.

- ~~a. Restaurants and cafeteria facilities for employees.~~

- b. ~~Trucking and transit terminals.~~
- c. ~~Contractor establishments subject to the requirements set forth in section 6-152.~~
- d. ~~Metal fabrication, and tool and die shops.~~
- e. ~~Automobile repair garages and paint shops for autos and other vehicles, construction and farm equipment sales.~~
- f. ~~Computer and business machine sales when conducted in conjunction with and accessory to a permitted principal use.~~
- g. ~~Self-storage facilities, subject to the requirement of section 6-150.~~
- h. ~~Liquid propane storage, sales, and services subject to the requirements of section 6-159.~~

~~(h) PUB, public district.~~

- (1) ~~**Intent.** This district is intended for governmental public utility and educational buildings and facilities, and other uses compatible with the public character of the district.~~
- (2) ~~Public designated uses such as existing and planned municipal buildings and facilities, parks, churches, cemeteries, public schools and other uses providing public or semi-public services within this category. This category provides for establishments that are purely governmental as well as joint public and private facilities. These facilities are scattered throughout the village. The location of these areas and the necessary utilities to service them and dependent on the function each facility serves.~~

~~(3) Permitted uses.~~

- a. ~~Buildings and facilities used by local governmental agencies for governmental purposes.~~
- b. ~~Public parks, playground and recreational facilities.~~
- c. ~~Essential services and structures, transmission and distribution lines, pipelines, telephone repeaters, and related structures.~~
- d. ~~Ambulance, police and fire stations.~~
- e. ~~Accessory buildings, structures and uses customarily incidental to the above permitted uses.~~
- f. ~~Special transitory unit (STU), subject to the provisions of section 6-72.~~
- g. ~~Event, subject to the provisions of section 6-72.~~
- h. ~~A STU utilized/deployed as an accessory use, subject to the provisions of section 6-72.~~

~~(4) Special uses.~~

- a. ~~Country club.~~
- b. ~~Golf course.~~
- c. ~~Children's day care center subject to section 6-149.~~
- d. ~~Public or private primary, middle or secondary schools.~~
- e. ~~Swimming pool, community.~~
- f. ~~Accessory buildings, structures and uses customarily incidental to the above special land uses.~~
- g. ~~Outdoor storage.~~

~~(i) OSC, open space conservation.~~

- (1) ~~**Intent.** This district is intended to preserve open space, provide a desirable environment, ensure that the benefits of open space, light, air and private recreational activities exist in well-planned locations throughout the village, and protect vacant lands until their appropriate land usage can be determined; and to control the proximity of these uses to other uses.~~
- (2) ~~Open space conservation areas are designed along Portage Creek and natural areas of the village that contain environmentally sensitive resources such as wetlands, woodlands, and sloped areas. These resources present constraints to development for which the use of land should be restricted or even~~

~~precluded. The open space conservation areas are also meant to strengthen the edges or boundaries of the village and protect its character from surrounding new development. Therefore, development in the open space conservation areas should be discouraged to protect the environmental resources and to maintain the village character.~~

~~(3) Permitted uses.~~

~~a. Public or private conservation areas.~~

~~b. Active or passive recreational uses.~~

~~(4) Special uses.~~

~~a. None.~~

~~(Ord. No. 2018-10-1, 10-1-2018; Ord. No. 2022-12-05.002, § 4, 12-5-2022; Ord. No. 2023-05-11.006, § 2, 5-11-2023)~~

Sec. 6-3.05 Land Uses by Zoning District

(a) Permissive Zoning. Land uses are permitted specifically in the various zoning districts of this Ordinance as listed in Table 6-3.A. Where not specifically permitted, uses are thereby specifically prohibited unless construed to be similar to a use expressly permitted as outlined in *Sec. 6-3.04*. No land contained within any zoning district within the Village of Stockbridge shall be used for any purpose other than those uses specifically set forth in the following sections, except as permitted by *Article 7, Nonconformities* or as interpreted by the Zoning Administrator and outlined in *Sec. 6-3.04*. A blank cell in Table 3.A means that the use is not permitted in the corresponding district.

(b) Principal Permitted Uses. Within each zoning district there are uses which when developed in accordance with sound planning and site plan principles are consistent with the purpose and objectives of the district. For the purpose of this Ordinance these uses shall be known as “principal permitted uses,” or “uses permitted by right”, set forth in the individual district as identified in Table 3.A with a “P” in the corresponding row and column and shall be allowed within that particular district subject to the development requirements for the district.

(c) Special Land Uses. Within each zoning district there are uses which may be consistent with the purpose and objectives of the particular zoning district only in specific locations, under specific conditions and when developed in accordance with sound planning and site plan principals. For the purpose of this Ordinance these uses shall be known as “Special Land Uses” as set forth in the individual district as identified in Table 3.A with an “SLU” in the corresponding row and column and shall be allowed within that particular district subject to the development requirements for the district and conditions deemed necessary and appropriate by the Planning Commission, provided the Planning Commission finds the proposed use meets the criteria set forth in *Section 8.0x*.

Table 3.A – Land Uses by Zoning District.

	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>CBD</u>	<u>C-2</u>	<u>C-3</u>	<u>M-1</u>	<u>PUB</u>	<u>OSC</u>	<u>Use Standard</u>
<u>RESIDENTIAL</u>										
<u>Adult Foster Care Facilities:</u>										
• <u>Family Home</u>	<u>P</u>	<u>P</u>								
• <u>Small Group Home</u>		<u>SLU</u>	<u>SLU</u>							
• <u>Large Group Home</u>			<u>SLU</u>							
• <u>Congregate Care Facility</u>			<u>SLU</u>							
<u>Child Care Facilities:</u>										
• <u>Foster Family Home</u>	<u>P</u>	<u>P</u>	<u>P</u>							
• <u>Foster Family Group Home</u>	<u>P</u>	<u>P</u>	<u>P</u>							
• <u>Family Child Care Home</u>	<u>P</u>	<u>SLU</u>	<u>SLU</u>							
• <u>Group Child Care Home</u>	<u>SLU</u>	<u>SLU</u>	<u>SLU</u>							
<u>Single Detached Dwelling Unit</u>	<u>P</u>	<u>P</u>								
<u>Two Attached Dwelling Units</u>	<u>P</u>	<u>P</u>	<u>P</u>							
<u>Three to Four Attached Dwelling Units</u>	<u>P</u>		<u>P</u>							
<u>Five or more Attached Dwelling Units</u>			<u>P</u>							
<u>Mixed Use Dwelling Units</u>				<u>P</u>	<u>P</u>	<u>P</u>				
<u>Accessory Dwelling Unit (ADU)</u>	<u>S</u>	<u>P</u>								
<u>Manufactured Housing Community</u>			<u>SLU</u>							
<u>Bed and Breakfast</u>	<u>S</u>	<u>S</u>		<u>P</u>	<u>P</u>					
<u>Home Occupation/Cottage Industry</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>						
<u>COMMERCIAL</u>										
<u>Retail Sales establishment</u>				<u>P</u>	<u>P</u>	<u>P</u>				
<u>Personal services establishment</u>				<u>P</u>	<u>P</u>	<u>P</u>				
<u>Office (Professional, medical, dental)</u>				<u>P</u>	<u>P</u>	<u>P</u>				
<u>Maker Space / Small Scale Production</u>				<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			
<u>Specialty food establishment</u>				<u>P</u>	<u>P</u>	<u>P</u>				
<u>Restaurant and Bars</u>				<u>P</u>	<u>P</u>	<u>P</u>				
<u>Hospital (inpatient medical)</u>						<u>S</u>		<u>S</u>		
<u>Senior Care Facility</u>	<u>S</u>	<u>S</u>			<u>S</u>	<u>P</u>				
<u>Child Care Center</u>	<u>S</u>		<u>P</u>	<u>S</u>	<u>P</u>	<u>P</u>				
<u>Event Venue</u>				<u>P</u>	<u>P</u>	<u>P</u>				
<u>Drive Thru</u>					<u>S</u>	<u>P</u>				
<u>Funeral Home</u>				<u>P</u>	<u>P</u>	<u>P</u>				
<u>Firearm or Archery Range</u>						<u>S</u>	<u>S</u>	<u>S</u>		
<u>Gas Station</u>					<u>S</u>	<u>S</u>	<u>S</u>			
<u>Outdoor Sales/Dining</u>				<u>P</u>	<u>P</u>	<u>P</u>				
<u>Lodging</u>				<u>S</u>	<u>S</u>	<u>P</u>				
<u>Vehicle Repair</u>					<u>S</u>	<u>P</u>	<u>P</u>			
<u>Vehicle Sales</u>					<u>S</u>	<u>P</u>	<u>P</u>			
<u>Vehicle Wash</u>						<u>P</u>	<u>P</u>			

<u>Transitory Vending Unit</u>				<u>P</u>	<u>P</u>	<u>P</u>				
<u>Industrial</u>										
<u>Outdoor Storage - Accessory, Non-Res.</u>					<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>A</u>	
<u>Outdoor Storage - Principal Use</u>						<u>S</u>	<u>S</u>			
<u>Solar Energy (Accessory)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Solar Energy (Principal Land Use)</u>								<u>S</u>	<u>S</u>	
<u>Wind Energy – Accessory Roof-mounted</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Wind Energy Production (Principal Land Use)</u>								<u>S</u>	<u>S</u>	
<u>Manufacturing - Low Intensity</u>						<u>S</u>	<u>P</u>			
<u>Manufacturing - High Intensity</u>							<u>P</u>			
<u>Warehousing</u>					<u>S</u>	<u>P</u>	<u>P</u>			
<u>Transportation and Logistics</u>						<u>S</u>	<u>P</u>			
<u>Research and Development</u>					<u>P</u>	<u>P</u>	<u>P</u>			
<u>Self Storage Facilities</u>						<u>P</u>	<u>P</u>			
<u>Waste and Recycling Collection Centers</u>							<u>P</u>			
<u>Other Uses</u>										
<u>Campground</u>									<u>S</u>	
<u>Cemetery</u>								<u>P</u>		
<u>Government/Municipal Service</u>								<u>P</u>		
<u>Education/Training Facility (other than K-12 Schools)</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>P</u>		
<u>K-12 School</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>		<u>P</u>		
<u>Kennel</u>					<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Parking Lot as a Principal Use</u>				<u>S</u>				<u>P</u>		
<u>Recreation - Indoor</u>				<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Recreation - Outdoor</u>				<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	
<u>Religious Institution</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Adult Business</u>							<u>S</u>			
<u>Wireless Communication Facility</u>						<u>S</u>	<u>P</u>			

~~Secs. 6-81—6-87. Reserved.~~