

Village of Clinton

COMPREHENSIVE COMMUNITY LAND USE PLAN

March 1, 2010

Produced by the Village Planning Commission

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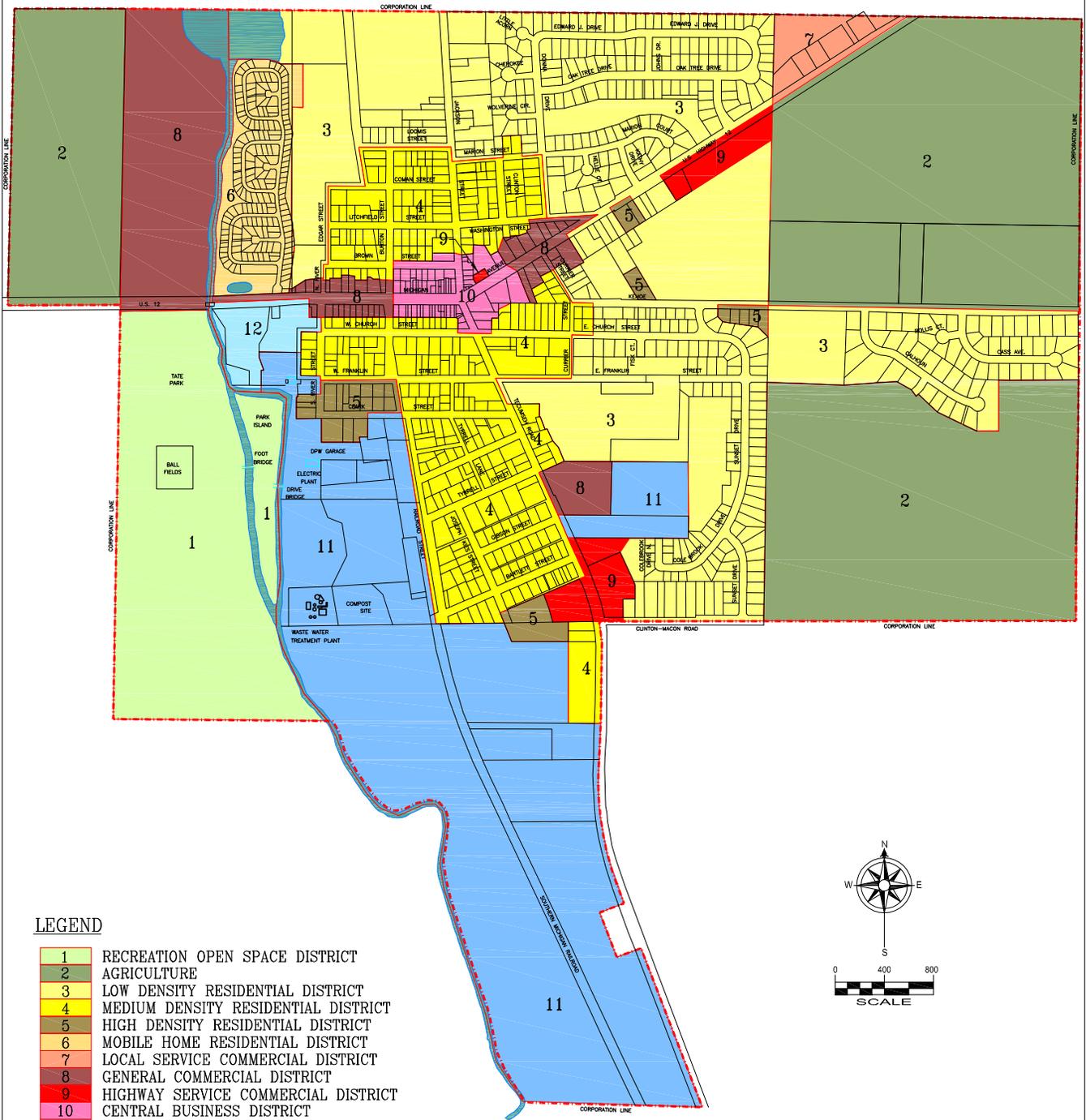
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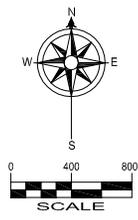
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LEGEND

- 1 RECREATION OPEN SPACE DISTRICT
- 2 AGRICULTURE
- 3 LOW DENSITY RESIDENTIAL DISTRICT
- 4 MEDIUM DENSITY RESIDENTIAL DISTRICT
- 5 HIGH DENSITY RESIDENTIAL DISTRICT
- 6 MOBILE HOME RESIDENTIAL DISTRICT
- 7 LOCAL SERVICE COMMERCIAL DISTRICT
- 8 GENERAL COMMERCIAL DISTRICT
- 9 HIGHWAY SERVICE COMMERCIAL DISTRICT
- 10 CENTRAL BUSINESS DISTRICT
- 11 LIGHT INDUSTRIAL DISTRICT
- 12 PLANNED MIX USE DISTRICT

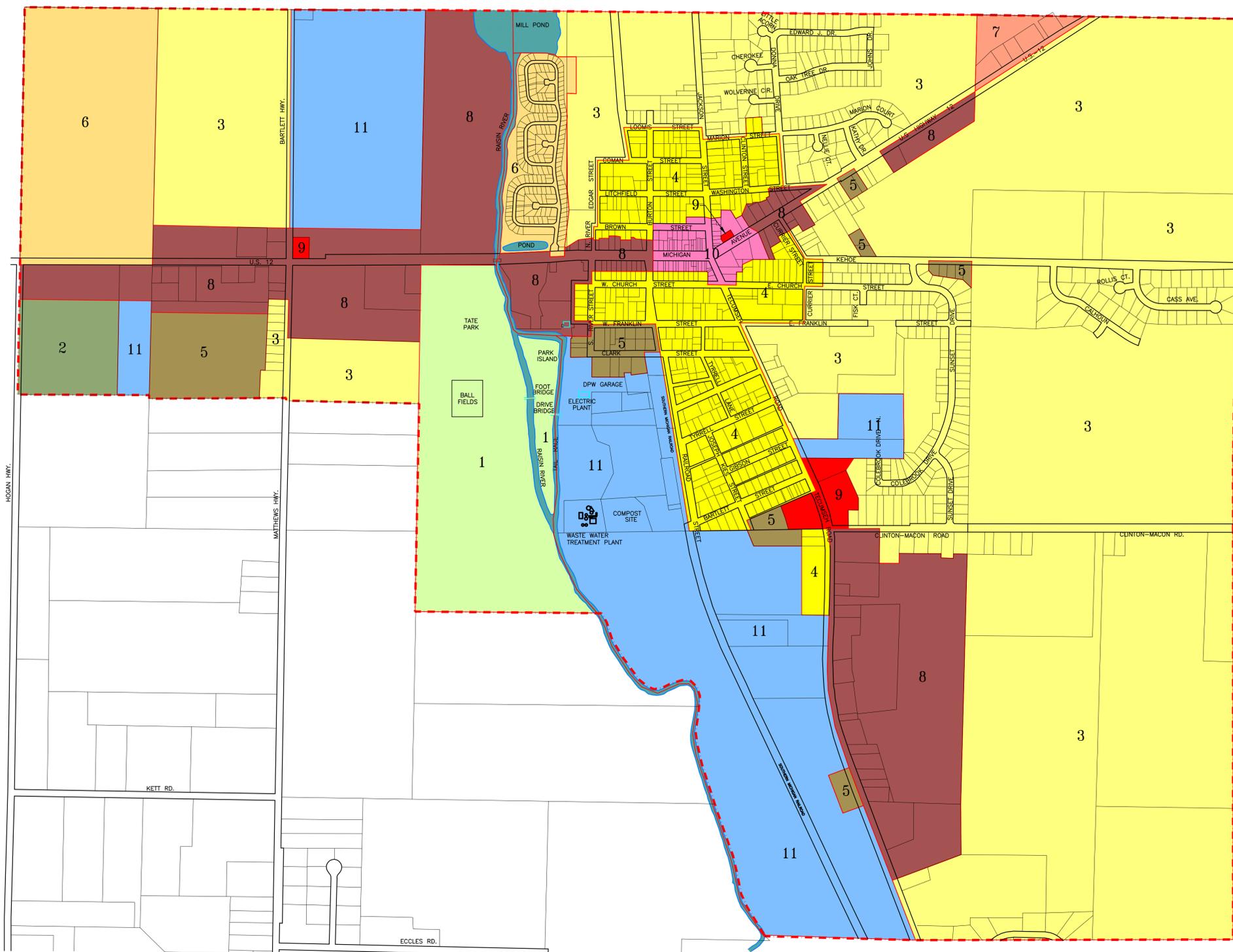


VILLAGE OF CLINTON

LENAWEE COUNTY, MICHIGAN

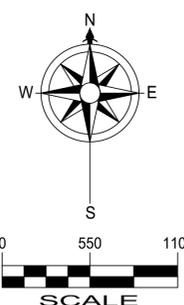
CURRENT ZONING MAP

FEBRUARY 2009



LEGEND

- 1 RECREATION OPEN SPACE DISTRICT
- 2 AGRICULTURE
- 3 LOW DENSITY RESIDENTIAL DISTRICT
- 4 MEDIUM DENSITY RESIDENTIAL DISTRICT
- 5 HIGH DENSITY RESIDENTIAL DISTRICT
- 6 MOBILE HOME RESIDENTIAL DISTRICT
- 7 LOCAL SERVICE COMMERCIAL DISTRICT
- 8 GENERAL COMMERCIAL DISTRICT
- 9 HIGHWAY SERVICE COMMERCIAL DISTRICT
- 10 CENTRAL BUSINESS DISTRICT
- 11 LIGHT INDUSTRIAL DISTRICT



VILLAGE OF CLINTON

LENAWEE COUNTY, MICHIGAN

FUTURE LAND USE MAP

OCTOBER 2009

INTRODUCTION

The purpose of this Comprehensive Community Land Use Plan is to establish a set of policies to guide the development and re-development of land within the Village of Clinton. These policies are to be used as a guide for making future land use decisions.

The creation of the Land Use Plan is not the end of the land use planning. Instead, it is a beginning, which provides a foundation of information relevant to the evaluation of land use proposals. The policies in this plan are based on analysis of existing land uses and the projection of desirable actions drawn from present and past experiences. However, since we live in a constant state of change, the plan should be amended as conditions change. This plan is an update of the Village of Clinton's 2004 plan.

As a first step in the development of the plan, a review was made of existing land uses and the general social and physical conditions relevant to these land uses are described in the following pages. Secondly, an analysis of the review was made and the assets, opportunities and possible problems were defined. The third step involved the establishment of desirable actions relevant to land use goals and objectives. To reduce the possibility of future conflicts, the Village should review potential land uses with the adjoining Townships. Finally, after considering the existing land uses, the potential opportunities and problems, and the goals and objectives, a land use plan, an existing land use map, and future land use map were created.

The Comprehensive Community Land Use Plan and Land Use maps, used in combination with the Village of Clinton's Zoning Ordinance, provides the Village with valuable tools to use in maintaining a pleasant and efficient pattern of land use.

COMMUNITY DESCRIPTION

HISTORY OF THE VILLAGE OF CLINTON

- ◆ The Village of Clinton has a rich history that has been well chronicled by local residents and documentation has been maintained by the Clinton Historical Society. In addition, the Lenawee County Historical Society in Adrian has valuable information about the County and Village.
- ◆ In the beginning the Sauk and Pottawatamie Indians carved a trail from the Detroit River across southern Michigan and down the Mississippi River. This trail was known as the “Great Sauk Trail”. Its origins go back 10,000 years to when the last glaciers retreated. Animals carved tracks along the high ground between the swamp and rubble created by the glacier. The Indian trail followed the animal route.
- ◆ The Great Sauk Trail once brought the Sauk, Seneca, Shawnee and Pottawatamie Indians near the spot they called “Oak Opening” because of a natural opening among the oak trees found in this area.
- ◆ Congress authorized money for the survey of a military road between Detroit and Chicago in 1825. They decided not to follow the Indian trail precisely, but came south about four miles bringing the road into Lenawee County before crossing the River Raisin. The intersection of the river and the road was the logical place for a settlement to develop. At the same time early settlers came from New York via the newly constructed Erie Canal. They named this community in honor of DeWitt Clinton, the governor of their native state.
- ◆ During the 1820’s, a stagecoach ran semi-weekly between Detroit, Ypsilanti, and Tecumseh. By 1835, a daily stagecoach was running between Detroit and Chicago. In the early days Clinton was a stagecoach stop and wholesale center along the Chicago Pike.
- ◆ The first white settler to visit this area was John Tyrell, an explorer from Vermont. Tyrell came in 1825 and purchased a land grant of 400 acres (now located in the south part of the Village) in what was then called the Michigan Territory. He returned to Vermont and did not return until 1831. Upon his return he built a log cabin on his property, which was located on the southeast corner of Division and US 12, the present site of Comerica Bank.
- ◆ The first permanent settler was Alpheus Kies. He was born in Woodstock, New York and came here with his family in 1829. Kies built a log cabin at the northwest corner of Tecumseh Street and US 12 where the Clinton Inn now stands.
- ◆ Clinton incorporated in 1837 the same year Michigan became a state. It became an important center of trade because of its location on the Chicago Road and the River Raisin. Only a decade after its settlement, the Village had ten general stores, several blacksmith shops, and a hardware store. The Atlas Feed and Grain Company was established in 1836. The company is located at Franklin Street on

- ◆ Five religious denominations organized and built churches during these early years.
 - St. John's Episcopal Church, 122 E. Church circa 1835
 - The United Methodist Church, 112 E. Church circa 1841
 - United Church of Christ, 300 Tecumseh Street circa 1843
 - St. Dominics Catholic Church, 220 Brown Street circa 1853
- ◆ Clinton's first school was established in 1832. It was a one-room schoolhouse. In 1858-59 Union School was built and used until 1905. Today, Clinton's tripartite system of an elementary, intermediate, and high school offers a progressive and cooperative curriculum.
- ◆ Transportation was crucial to Clinton's growth. Many of the original settlers were from New England and New York. Goods and settlers traveled on the Chicago turnpike and the Indian trail running from Monroe. Often, goods were sent across Lake Erie in sailboats, unloaded at Monroe and brought by oxcart to their destination.
- ◆ The first railroad was built in 1839. The tracks were hickory rails. The wooden rail cars were horse drawn. These first trains transported cargo. The first passenger train came to Clinton in 1853. The railroad station attracted commerce. Thousands of heads of sheep, cattle, and hogs were driven through the Village to the railroad stockyards.
- ◆ In 1840, Mr. Jira Payne, who operated the Atlas Feed Company, built a palatial home. This distinctive mansion with a large portico had pillars of hand-hewn oak cut from trees found on the property. The bricks utilized in construction of the home were made on the town common. In 1862, John Smith, a Clinton merchant and community leader, purchased the home from Jira Paynes. Smith's son Edwin and daughter-in-law Euphania resided there with their daughter Blanche and her husband, Leander W. Kimball. In 1891-92 they extensively remodeled by adding second stories to the wings and stained-glass windows. It remained in the Smith family until 1956 when it was donated to the Village and dedicated as The Smith-Kimball Community Center.
- ◆ By 1866 the following businesses were found in Clinton: 4 dry goods stores, 4 groceries, 4 shops, 1 hardware store, 1 cabinet shop, 2 millinery shops, 1 barber shop, 1 paint shop, 2 meat markets, 2 saloons, 4 wagon shops, 2 blacksmith shops, 1 grist mill, 1 plaster mill, 1 shingle factory, 1 depot, 1 tannery, and 1 refreshment room.
- ◆ The Clinton Woolen Mill was organized by 100 local stockholders in 1866. A four-story brick structure was built. In 1886 the original structure was destroyed by fire. However, it was quickly rebuilt and continued to operate until 1957. The mill served as the principal employer of Village residents. The entire production

- ◆ The area where the major hotels were located was known as the "Four Corners", at the junction of US 12 and Tecumseh Road. This was the center of much activity in the Village. A horse trough stood in the center of the main thoroughfare and, in the summer a portable bandstand, resembling a gazebo was placed over the watering trough. Summer concerts were a major attraction in the center of town.
- ◆ The Lancaster Hotel was built on the southeast corner of US 12 and Tecumseh. The Lancaster family operated the hotel from 1885 to 1911. Later, restaurants, taverns, and a dry goods store were housed on this site. In 1965, the Lancaster family sold the property to make way for a Boron gas station.
- ◆ The Clinton Inn located on the northwest corner of US 12 and Jackson Road is the only hotel still in operation in Clinton. The Inn was built by Alonzo Clark in 1900. The Clintonian was a popular resting place for travelers. In the summer, the Inn was filled with tourists who came to enjoy the activities in the Irish Hills.
- ◆ The original Clinton Inn, currently relocated to Greenfield Village, was constructed in 1830, by Calvin Parkhurst. It was built of black walnut, seventy-six feet in length with square white columns in front. On the first floor, a wide piazza was found and on the second floor, partly supported by columns, was the verandah. The outstanding feature of the Inn was the ballroom because the floor had been built with a slight spring to it. Owners and the names of the Inn changed over the years. It was known as the Parks Tavern, Eagle Tavern, and later the Union Hotel. When W. Hubbell Smith purchased it before the close of the Civil War it was known as the Union Hotel. Thus it served many soldiers on their travels to and from the front. Miss Ella Smith owned the hotel until 1927. At that time, Ms. Smith sold the Union Hotel to Henry Ford. The Union Hotel, now renamed the Clinton Inn, stands in Greenfield Village.
- ◆ In 1876 the Town Hall was erected and was the first building in Clinton to hold public gatherings except the churches and school building. It is known as the Masonic Building. It has served Clinton in numerous ways through the years, as Town Hall, state and local police headquarters, the Township Public Library, and currently houses the offices of the Clinton Township government.

TIME LINE 1820-1995

- 1820** - An Oak Opening near the Sauk Trail.
- 1825* - Chicago Military Road surveyed with Sauk Trail as basis.
- John Tyrell, Vermont explorer, visits this area and buys 400 acres in Michigan Territory.
- 1829* - Alpheus Kies, first permanent settler builds log cabin.
- 1830** - A stage house is built on Chicago Road (Clinton Inn).
- 1835* - A stage coach runs daily from Detroit to Chicago.
- Alonzo Clark and brother set up their first business, a grocery store.
- 1837* - A grist mill is built on the River Raisin (Atlas Feed and Grain).
- Clinton incorporated as a Village.
- 1840** - Jira Payne builds distinctive home (Community Center).
- Ed Smith builds home near River Raisin (It was used later as Woolen Mill office).
- 1850**
- 1853* - First passenger train on steel tracks.
- 1859* - Clinton Union School built of brick at corner of Tecumseh and Franklin.
- 1860**
- 1866* - Clinton Woolen Mill incorporated.
- 1869* - First town officials elected as Clinton Township is formed out of Tecumseh Township.
- 1870**
- 1872* - Bank organized by Alonzo Clark (became Vantuyle-Silvers).
- 1876* - Town Hall erected. Masonic Hall on 2nd Floor (now Township Hall).
- 1879* - First newspaper "Clinton News".
- 1880**
- 1885* - Hotel on SE corner of Chicago Road purchased by Lancaster family who held it for 80 years.
- 1890**
- 1893* - Electric Light Plant built by Village.
- 1900** - Alonzo Clark builds Clintonian Hotel
- 1903* - Fire distroys some buildings on north side of Main Street.
- 1905* - School built to replace first Union School.

- 1910** - Villagers vote to accept prohibition.
- 1911* - Clinton repeals taxes. Village prospers.
- 1920**
- 1926* - Villagers vote bonds for first Water Works System.
- 1927* - Henry Ford moves Clinton Inn to Greenfield Village.
- 1930**
- 1931* - Village has \$20,000 surplus. Cancels taxes.
- 1933* - State Savings Bank closes for seven months.
- 1939* - Last passenger train through Clinton.
- 1940**
- 1941* - Clinton builds first public owned Sewer System and Disposal Plant.
- 1950**
- 1951* - Clinton builds Elementary School.
- 1954* - Chamber of Commerce purchases 14 acres for Clinton Heights housing development.
- 1957* - Clinton Woolen Mill closes.
- 1960**
- 1963* - Clinton celebrates 125th Anniversary of incorporation.
- 1965* - Pleasant Valley Estates begun in N.E. section.
- 1970**
- 1971* - Tri-County Logging and Lumber begins operations.
- 1979* - Clinton celebrates 150th Anniversary of Settlement. Purchased 52 acre parkland.
- 1980**
- 1982* - Eastern Michigan University completes Downtown Revitalization Study.
- 1989* - Clinton's Recreation Plan completed.
- 1990**
- 1991* - Downtown Development Authority formed to revitalize the historic downtown.
- 1994* - Clinton revamped the zoning ordinance. The Village constructs parking lot for downtown merchants on southwest corner of Brown and Jackson.
- 1995* - Completed the Comprehensive Community Land Use Plan.
- 1998* - Village constructs a roller hockey rink and parking lot, and resurfaces basketball and tennis courts at the Community Center. Village annexes 150 acres of Calhoun Farm for residential development.

2000

- 2000 - Village constructs parking lot for downtown merchants on Church Street.
- 2001 - Village annexes 2 parcels on north side of Kehoe Road owned by the Clinton Schools and Scotts. Village annexes the Dawood/Grezesiak property on the north side of US-12 just west of town.
- 2002 - Village annexes John and Kathleen Sells 20 acres on Kehoe Road.
- 2003 - Village utilizes state and federal grant funds for downtown streetscape and utility improvements on US-12 from Division to Currier.
- 2004 - Village replaces 8-inch sewer main on Clark through electric plant.
- 2005 - The Harvest Ridge subdivision was constructed on the north side of Michigan Avenue.
- 2006 - Constructed new wastewater treatment plant.
- 2007 - The Clinton Woolen Mill was destroyed by fire.
- 2008 - A pedestrian bridge was constructed over the River Raisin in Tate Park.

HISTORIC STRUCTURES

- ◆ Clinton has several state recognized historic structures that have been given State recognition.

- ◆ **STATE OF MICHIGAN REGISTERED STRUCTURES:**

1. The Smith Kimball Community Center - 211 Tecumseh Street circa 1840
2. Solid Rock of Lenawee, 112 E. Church circa 1841
3. St. John's Episcopal Church, 122 E. Church circa 1835
4. Old Woolen Mill, 303 W. Michigan Avenue circa 1866
5. Site of the Clinton Inn (moved to Greenfield Village) circa 1830

- ◆ **OTHER HISTORIC BUILDINGS:**

6. Oldest home in Clinton, 135 E. Michigan circa 1829
7. Oldest Brick Home in Clinton, 129 E. Church circa 1830
8. Atlas Mill, 429 Franklin circa 1836
9. Church of Christ, 300 Tecumseh Street circa 1843
10. St. Dominics Church, 220 Brown Street circa 1853
11. Clinton Township Hall, 172 W. Michigan circa 1876
12. Clinton Local, 108 Tecumseh circa 1884
13. Clinton Inn, 104 W. Michigan circa 1900
14. Downtown Business District
15. Riverside Cemetery Chapel circa 1912

NATURAL CONDITIONS

OVERVIEW

- ◆ Natural features such as wetlands, woodlands, and waterways help define the Village of Clinton as much as its beautiful architecture does. These features have been preserved and in some cases enhanced since the Village was founded in the Nineteenth Century, but today they are in greater need of protection than ever before. Although many natural areas are preserved as parks, land is becoming scarce within the Village. Since it is such a desirable place to live, developers and landowners will want to use as much of the land as possible. It is important that the needs and rights of landowners and new residents be balanced with the very real need to preserve the natural aspects of Clinton.

LOCATION

- ◆ The Village of Clinton is located in northern Lenawee County. The northern Village limits are bounded by Washtenaw County and the remaining boundaries are all within Clinton Township, Lenawee County.

TREE AND WOODLAND

- ◆ Woodland growth protects public health through the absorption of air pollutants, through the reduction of excessive noise, and through its cooling effect in the summer months. Woodlands provide for public safety through the prevention of erosion, siltation, and flooding. Trees and woodland growth are an essential component of the general welfare of the Village by maintaining play areas for children and natural beauty, recreation and irreplaceable heritage for existing and future residents. The protection of such natural resources is a matter of paramount public concern in the interest of health, safety and general welfare of the residents of the Village.

MANAGING STORM RUNOFF

- ◆ Waterways are very important in the Village of Clinton. People can easily see and appreciate the River Raisin, but a less visible contributor to water quality in the Village is storm runoff. The degree to which runoff is cleansed of pollutants and excess nutrients from fertilizers has a great deal to do with how quickly storm water enters streams, rivers, and ponds. Storm water that falls on parking lots, driveways, streets, building roofs, and to some extent, lawns, runs quickly into storm sewers, carrying with it soot, oil, fertilizer, and other harmful elements. In contrast, water that runs into wetland areas stops, at least temporarily, as it soaks into the soil, helping to prevent flooding and erosion caused by fast currents. Wetlands soils filter harmful materials from the water, and wetlands plants use water, further slowing the progress of runoff into streams, rivers, and lakes.

- ◆ When development and redevelopment occurs in the Village of Clinton, care should be taken to protect the Village's waterways. Impervious surfaces (those that do not absorb water) should be limited as much as possible. The size of parking areas should not be excessive for the needs of the development. In subdivisions, the amount of street surface should be limited by creative arrangement of lots, and street width requirements should be examined to ensure they are not excessive. Wetlands should be preserved where they exist, enhanced where they have become degraded, and consideration should be given to constructing wetlands where they do not currently exist.

SOILS

- ◆ The Soil Conservation Service (SCS) of Lenawee County indicates that the primary soils in Clinton are Fox and Fox Sandy Loams. These soils are well-drained and capable of supporting urban development. Soils with some development limitations within the Village consist of Griffin and Sloan loams. They can be found parallel to the River Raisin through the western portion of Clinton. The eastern portion of Clinton contains clay and may cause problems for some development.

Source: Clinton 1986 Land Use Plan, Region 2 Planning Commission

TOPOGRAPHY

- ◆ The topography of Clinton is gently rolling and varies slightly in elevation. The highest elevation recorded by the United States Geologic Survey (USGS) is 872 feet and the lowest, 800 feet. Slopes range from 0-6%.

Source: Clinton 1986 Land Use Plan, Region 2 Planning Commission

SURFACE GEOLOGY

- ◆ The characteristics of the surface geology were formed during the Great Ice Age, about one million years ago, when a succession of four ice caps or continental glaciers moved southward from the Canadian Highlands to the Ohio River shaping the surface of the land. These surface formations include outwash plains and glacial channels. The outwash plains and glacial channels were formed when the glacier melted very rapidly and great streams of water cut across the till plains and moraines. The formation consisted of sorted glacial drift deposits including boulders, which were left near the moraines and gravel, sand, and clay, which were deposited further down stream by the flow of water.

Source: Village of Clinton's Community Recreation Plan, March 1989

WATERSHED

- ◆ Clinton is located in the River Raisin watershed, the largest watershed in Lenawee County. The River Raisin runs along the western side of the Village.
- ◆ The River Raisin was the life-sustaining artery of a wild and uncharted watershed area of the southeastern Michigan Territory until early 1800. Most of the very early explorers and settlers used the River Raisin to gain access to this Michigan Territory, coming by way of the St. Lawrence and Lake Erie waterways.

- ◆ Settlements were established at convenient points upstream for business and trade that enhanced land development. The River Raisin provided opportunities for Clinton to become a prominent settlement of this River system. The flour mill and Woolen Mill were made possible by utilizing the natural water power of the River.
- ◆ During the later 1900's numerous man-made earthen dams were constructed at the River Raisin settlements. Clinton's dam was used to power the community. It became obsolete and no longer served its original purpose.
- ◆ Problems of the River Raisin Basin include fallen trees creating obstruction that deflect the flow of the river and cause erosion of its banks. Rubbish has been dumped into the River and becomes lodged in fallen trees. Huge accumulations of such debris has caused down river flooding and erosion problems that can be avoided by appropriate care and maintenance.
- ◆ Farming greatly affected the River system. Farmers have rapidly cleared, drained and plowed fields. Thousands of acres of the River Raisin Watershed land is now denuded and used for intensive agricultural crop production. Removal of the natural woodlands has exposed the topsoil to serious erosion. Thousands of tons of valuable topsoil is eroding off the land into the drains, lakes and river with each rainfall. Fertilizers, chemicals and livestock residues are carried with the storm water runoff into the drainage systems and ultimately our River system to Lake Erie. This problem is known as "non point source pollution". Landowners and farm operators must be persuaded to use improved farming practices to protect the top soil on the land and reduce sedimentation in the River drainage system.
- ◆ Today, the River Raisin Basin is used as a convenient water supply for neighboring communities and wastewater disposal from wastewater treatment plants. The deliberate dumping of junk and garbage has turned the River into a murky mess. The fish and aquatic life that were natural to the river environment are being choked out. It is the primary responsibility of the local government units to mitigate "point source pollution". Pollution abuses must be alleviated at the sources within each governmental jurisdiction.
- ◆ Clinton is a member of the River Raisin Watershed Council. The Council has made progress in the water management of the River. They have made an effort to clean the river of debris, helping farmers control field runoff, and create higher water quality. Source: The River Raisin Watershed Council Brochure, August 1988
- ◆ December 1993, the United States Environmental Protection Agency (USEPA) and the Michigan Department of Natural Resource (MDNR) launched a geographic initiative in the Southeast Michigan area because of the magnitude of contaminant releases and human population in the area. The Southeast Michigan Initiative (SEMI) area is defined as Lenawee, Livingston, Macomb, Monroe, Oakland, St. Clair, In Washtenaw and Wayne Counties. SEMI addresses environmental problems on a watershed basis. Source: EPA & DNR SEMI update, November 1994

TRANSPORTATION PLAN

OVERVIEW

- ◆ The Transportation Plan's main goal is to plan for a road network that will serve the residents and businesses anticipated in the Land Use Plan. This includes the network of state, county, and local roadways.

FUNCTIONAL CLASSIFICATION

- ◆ Traffic is concentrated on certain roadways due to the roads' physical condition, level of use, direction of travel, and the overall land-use pattern. About 20 percent of the roads carry approximately 80 percent of vehicle miles traveled. In order to set funding priorities for the roads that carry the highest volumes, transportation planners established a street classification system. This functional classification system is the foundation upon which the road network is designed.
- ◆ Although there is some variation in classification, roadways are typically divided into those that carry through traffic and those that carry local traffic. It is desirable to physically separate these two road types as much as possible to eliminate conflicting traffic movements, traffic congestion, delays, and crashes. In order to function successfully, the overall traffic circulation system must be carefully integrated. In addition, there are non-motorized pedestrian facilities.

NON-MOTORIZED PEDESTRIAN FACILITIES

- ◆ Sidewalks and pedestrian safety paths are pedestrian-oriented facilities that are an integral part of the Village's transportation network. They are generally located within the street right-of-way. Sidewalks are most prevalent and justified at points of community development such as schools, local businesses, subdivisions, and industrial developments where pedestrian concentrations are high.

ACCESS MANAGEMENT RECOMMENDATIONS

- ◆ Most streets provide two functions; to move traffic and provide access to land uses that abut them. However, these functions can often conflict because each access point interrupts traffic movement as vehicles turn off and onto the roadway. In order to balance these two road functions, access management techniques should be used. The access management provides ways in which the road network's capacity can be maximized, by reducing the impact of development abutting the major road network.
- ◆ The access management techniques primarily apply to more intensive, non-residential land uses. Access management is usually implemented through the site plan review process, and these techniques are suggested as guidelines in that process.

RESTRICTING ACCESS POINTS

- ◆ Limiting the number of driveways permitted for each land use can help preserve the traffic movement function of a roadway. Proposed and existing land uses should provide the minimum number of driveways needed to provide access to a development site. If additional driveways are proposed, additional street frontage for the subject site and appropriate spacing between existing driveways should be provided.
- ◆ Even if only one access point is proposed, the appropriate location should be selected to preserve the function of the roadway and, more importantly, to assure public safety. Driveways located too close together are safety hazards and they can negatively impact road capacity.

ACCESS/DRIVEWAY DESIGN

- ◆ Another access management technique is assuring proper driveway and intersection design. Driveways should be designed with adequate width, turning radius, and depth to allow automobiles and large trucks to enter and exit a site safely and efficiently. A clear-vision area at the corners of all driveways and intersections is also needed for safe driver visibility.
- ◆ In addition, uses that generate high volumes of traffic may warrant the construction of deceleration and acceleration lanes adjacent to driveways and intersections. Left-turn passing lanes or center left-turn lanes may also be necessary.

ENCOURAGING SHARED ACCESS

- ◆ Providing shared access to a site reduces the number of access points, preserves the capacity of the road, and can even help to maintain the character of the community. Shared access can be achieved through a variety of techniques including shared driveways, frontage roads, and internal connections between sites. As discussed above, access management is critical for non-residential land uses because of their intensive nature and tendency to demand a higher number of access points.

GOVERNMENTAL STRUCTURE

VILLAGE OFFICERS

- ◆ The Village of Clinton was incorporated in 1837. Under the incorporation, powers and duties of Villages Act 3, 1895 their powers and duties are to provide for the levy and collection of taxes, borrowing of money, and issuance of bonds and other evidences of indebtedness. They are required to define the powers and duties of the municipal finance commission or its successor agency and of the department of treasury with regards to the provisions of the Act.

- ◆ The Village governmental body consists of the elected President and six Council Members, and appointed Manager, Clerk, Treasurer, and Assessor.
- ◆ The appointments to office, excepting appointments to fill vacancies, shall be made on the first Monday in April each year.
- ◆ The President and Council members hold their offices for the term of four years from just after the even year November elections when elected and until their successors are qualified and enter upon the duties of their offices.

Source: General Law, Village Charter, Act 3 of 1895 as amended

DUTIES OF OFFICERS

- ◆ **The Village President** is the highest elected official of the Village and shall preside at meetings of the Council. The President shall be considered a member of the Council, and shall have the right to vote upon any question before the Council. They shall from time to time give the Council information concerning the affairs of the corporation, and recommend measures which he/she considers expedient. The President shall see that the laws relating to the Village and the ordinances and regulations of the Council are enforced.
- ◆ **The Village Clerk** shall keep the corporate seal and all documents, official bonds, papers, files and records of the Village. He/she shall be Clerk of the Council, and shall attend its meetings. The Clerk shall record all the proceedings and resolutions of the Village. He/she shall when required, make and certify, under the seal of the Village, copies of the papers and records filed and kept in his/her office.
- ◆ **The Village Treasurer** shall have custody of all moneys, bonds and other than official, mortgages, notes, leases, and evidences of value belonging to the Village; he/she shall receive all moneys belonging to, and receivable by the corporation, and keep an account of all receipts and expenditures thereof; he/she shall pay no money out of the treasury, which shall specify the purpose for which the amount thereof are to be paid; he/she shall collect and keep an account of and be charged with all taxes and moneys appropriated, raised, or received for each fund of the corporation.
- ◆ **The Assessor** shall perform such duties in relation to assessing property and levying taxes in the Village as prescribe by Act 3 of 1895.
- ◆ **The Village Manager** is the Chief Executive Officer of the Village and serves at the pleasure of the Council. The Council may assign to the Manager only those powers and duties not required by law to be assigned to or performed by another official of the Village.

Source: General Law, Village Charter, Act 3 of 1895 as amended

BOARDS AND COMMISSIONS

- ◆ **The Planning Commission** is an advisory body to the Village Council. The Commission has both advisory and administrative responsibilities including: recommending ordinance and zoning map amendments, preparing a master plan, reviewing site plans and other special land uses.

- ◆ **The Zoning Board of Appeals** hears and decides matters as described in the Zoning Ordinance. The Board of Appeals shall not have the power to alter or change the zoning district classification of any property, or to make any changes in the terms of the ordinance. The powers of the Zoning Board of Appeals include interpretation of zoning map, administrative review, and variances.

- ◆ **Downtown Development Authority** of the Village of Clinton was created on January 15, 1991 and is given all powers and duties prescribed for a downtown development authority pursuant to Act 197 of Public Acts of 1975 of the State of Michigan, commonly referred to as the Downtown Development Authority Act. This Act was created in part to: Correct and prevent deterioration of business districts; promote economic growth and revitalization; encourage historic preservation; and authorize the levy and collection of taxes; the use of tax increment financing in the accomplishment of specific downtown development activities contained in the Village of Clinton DDA plan.

- ◆ **The Smith Kimball Community Center Board** is elected for four (4) year terms. The Board is responsible for setting policy, the administrative duties and hiring the on-site Care-taker. The Care-taker works in conjunction with the Village office to schedule activities for various community groups.

POPULATION

			Percentage Change	Numeric Change
Community	1990	2000	1990-2000	1990-2000
Bridgewater Township	1,304	1,646	26.2	342
Clinton Township (1)	1,082	1,331	23.0	249
Clinton Village	2,475	2,293	(7.4)	(182)
Franklin Township	2,473	2,939	18.8	466
Manchester Township (2)	1,739	1,942	11.7	203
Tecumseh Township	1,539	1,881	22.2	342
Total	10,612	12,032	13.4	1,420

Source: US Census Bureau. Does not include Village of (1) Clinton or (2) Manchester.

Population Trends for Clinton Area, 1930-2000

Community	1930	1940	1950	1960	1970	1980	1990	2000
Bridgewater Twn	904	884	939	1,002	1,204	1,371	1,304	1,646
Clinton Twn	432	437	525	817	863	1,071	1,082	1,331
Clinton Village	1,026	1,126	1,344	1,481	1,677	2,342	2,475	2,293
Franklin Twn	1,108	1,107	1,499	1,813	1,768	2,463	2,473	2,939
Manchester Twn	623	710	907	1,022	1,206	1,540	1,739	1,942
Tecumseh Twn	435	469	1,032	775	1,048	1,480	1,539	1,881
Total	4,528	4,733	6,246	6,910	7,766	10,267	10,612	12,032

Source: US Census Bureau decennial census, 1930-2000
 Clinton & Manchester Townships do not include the Villages

HOUSING PROFILE

- ◆ The Village of Clinton has a variety of housing for all income levels that is predominantly occupied. Availability of housing for people wishing to move to the Village is limited. Availability of quality housing is important for the development of Clinton because it attracts people to the Village and provides them an aesthetically pleasing residential environment.

Age of Structure, 2002

Community	Under 18		18-64		65 and above	
	1990	2000	1990	2000	1990	2000
Bridgewater Twp.	326	414	819	1,069	159	163
Clinton Twp.	310	360	694	857	78	114
Clinton Village	707	626	1,450	1,348	318	319
Franklin Twp.	615	799	1,628	1,864	230	276
Manchester Twp.	513	502	1,055	1,276	172	164
Tecumseh Twp.	430	484	972	1,195	137	202
Total	2,901	3,185	6,618	7,609	1,094	1,238

Source: US Census Bureau

Total Housing Units, 1970-2000

Community	1970	1980	1990	2000	Numerical Chg. % Chg.	
					1970-2000	1970-2000
Bridgewater Twp	355	445	478	615	260	73.2
Clinton Village	569	904	960	965	396	69.6
Clinton Twp.	266	353	383	483	217	81.6
Franklin Twp.	756	1,042	1,094	1,275	519	68.7
Manchester Twp.	368	598	644	769	401	109.0
Tecumseh Twp.	318	491	546	689	371	116.7
Total	2,632	3,833	4,105	4,796	2,164	82.2

Housing Tenure, 2000

Community	Total Dwellings	Occupied Dwellings		Vacant Dwellings	
		Owner	Renter	Total Vacant	Seasonal Units
Bridgewater Twp	615	552	46	17	5
Clinton Twp.	483	397	73	13	0
Clinton Village	965	758	167	40	9
Franklin Twp.	1,275	987	84	204	158
Manchester Twp.	769	679	38	52	39
Tecumseh Twp.	689	640	32	17	5
Total	4,796	4,013	440	343	214

Home Value, Rent, and Housing Affordability, 1990-2000

Community	1990 Median Value (\$)	2000 Median Value (\$)	1990 % Over 30% Income	2000 % Over 30% Income
Bridgewater Twp	35,500	158,800	19.0	2.7
Clinton Twp	66,900	123,100	12.1	5.2
Village of Clinton	64,600	117,300	10.9	6.2
Franklin Twp	65,500	139,600	10.9	8.3
Manchester Twp	73,500	147,600	10.3	3.4
Tecumseh Twp	85,700	157,800	14.5	5.1
Washtenaw Co.	96,000	174,300	16.1	5.8
Lenawee Co.	54,000	109,500	13.0	4.6
Michigan	60,600	115,600	15.7	5.0

Source 2000 US Census
Includes village within township

Home Value, Rent, and Housing Affordability, 1990-2000

Community	1990 Median Monthly Rent (\$)	2000 Median Monthly Rent (\$)
Bridgewater Twp	287	688
Clinton Twp	318	527
Clinton Village	318	556
Franklin Twp	339	575
Manchester Twp	366	604
Tecumseh Twp	363	638
Washtenaw Co.	490	687
Lenawee Co.	316	517
Michigan	343	546

Source" 2000 US Census
Includes village within township

- ◆ Prior to the 1960's the principal residential district was located west of Clinton-Tecumseh Hwy. and north and south of US 12. The housing in these districts were primarily built between 1835 and 1930. Today many of these homes stand proudly as a reminder of Clinton's past. In the 1965 construction started east of Clinton-Tecumseh Hwy. Two new subdivisions were established Pleasant Valley Estates, and Clinton Heights. Today, these subdivisions are one of the most highly populated single-family residential districts in the Village. The average unit within the Village is the single family detached house with three bedrooms.
- ◆ In the early-1970's a 72 lot mobile home park. Water Wheel Estates was developed at the west end of the Village limits. The park provides low-cost alternative housing.
- ◆ Calhoun Farm Estates. The Calhoun started discussions with the Village in 1998 to plat a 250-unit subdivision. In 2000 they platted the first phase with 52 lots. The lots were mostly sold in 2003. Phase II was started in 2007. That is basically the remaining 9 lots on the cul-de-sac. The developer has submitted plans for a 24 lot phase III. One of the future phase may include condominiums along Macon Road.
- ◆ Harvest Ridge is a 50 lot subdivision that was started in 2005 on the east side of town north of Michigan Avenue.

INCOME PROFILE

Community	Median Income, 2000			
	1990	1990	2000	2000
	Median Household Income	Median Family Income	Median Household Income	Median Family Income
Bridgewater Twp.	\$44,922	\$51,160	\$68,011	\$73,375
Clinton Village	\$31,569	\$37,466	\$47,961	\$52,111
Clinton Twp.	\$44,196	\$48,317	\$51,661	\$55,968
Franklin Twp.	\$40,109	\$40,978	\$56,296	\$61,979
Manchester Twp.	\$44,680	\$47,277	\$55,847	\$62,786
Tecumseh Twp.	\$49,750	\$52,201	\$69,276	\$74,226
Lenawee County	\$31,012	\$36,652	\$45,739	\$53,661
Washtenaw County	\$36,307	\$36,652	\$51,990	\$70,393
State of Michigan	\$31,120	\$36,652	\$44,667	\$53,457

Source: 2000 US Census

Per Capita Income

Community	1990	2000
Bridgewater Twp	\$17,131	\$27,120
Clinton Village	\$13,565	\$20,513
Clinton Twp	\$14,689	\$21,554
Franklin Twp	\$16,035	\$24,300
Manchester Twp	\$16,691	\$62,786
Tecumseh Twp	\$17,959	\$28,398
Lenawee County	\$12,654	\$20,186
Washtenaw County	\$17,115	\$27,173
State of Michigan	\$14,154	\$22,168

Source: 1990 & 2000 US Census

COMMUNITY FACILITIES

SCHOOLS

- ◆ The Clinton Community School District serves the Village of Clinton and Townships of Clinton, Bridgewater, Saline, Tecumseh, and Franklin. The district has one elementary school, one middle school, and one high school. There are six colleges within the area: Adrian College, Cleary Business College, Siena Heights College, University of Michigan, Eastern Michigan University, Jackson Community College, and Washtenaw Community College.

TRANSPORTATION

- ◆ Clinton is located on a major transportation route US-12 (Michigan Avenue) that extends into the Detroit Metropolitan Area. Estimated traffic volumes along US-12 in the Village average 12,000 vehicles per 24-hour period. However, on summer weekends, that number can peak to 23,000 vehicles per 24 hour period due to the increase in traffic to the Irish Hills Recreational Area and Michigan International Speedway.

HEALTH CARE FACILITIES

- ◆ Herrick Memorial Hospital, located in the City of Tecumseh, is five miles south of the Village.
- ◆ Bixby Memorial Hospital, in Adrian located 20 miles south on M52.
- ◆ Saline Memorial Hospital in Saline located 15 miles east on US 12.
- ◆ Beyer Memorial Hospital in Ypsilanti located 35 miles east on US 12.

- ◆ St. Joseph Memorial Hospital located 35 miles northeast of Clinton.
- ◆ Chelsea Hospital in Chelsea located 25 miles North on M52.
- ◆ University of Michigan Hospital, which includes Mott Children's Hospital in Ann Arbor, 22 miles northeast of Clinton.

POLICE PROTECTION

- ◆ Currently, Clinton's police force includes one police chief, three full time officers and several part-time officers. In addition, the Lenawee County Sheriff's Department and the Michigan State Police provide additional protection.

FIRE & RESCUE EMERGENCY SERVICES

- ◆ Fire and Rescue Emergency Services includes a 26 member volunteer fire department serving the Village as well as Clinton, and Macon Townships in Lenawee County and Manchester and Bridgewater Townships in Washtenaw County. The fire station serving this area is in the Village of Clinton at the corner of US 12 and Jackson Road.

UTILITIES

WATER TREATMENT

- ◆ Existing treatment of raw water is limited to point application of chlorine and a polyphosphate at the well site before water enters the distribution system. The Chlorine disinfects the water and the polyphosphate is used as a water conditioner to stabilize the water and make it less corrosive. The polyphosphate helps prevent the iron and manganese from forming chemical precipitates, which cause sediment and discolor water.
- ◆ Water usage ranges from 217,000 gallons per day (GPD) to 350,000 GPD for a peak day. The average daily demands are expected to increase with the new development in the Village.

ELECTRIC SERVICE

- ◆ The electric service provided to the Village is provided by Michigan South Central Power Agency. The Agency was formed in the late 1970s to provide reliable electricity. The Agency consists of the Cities of Coldwater, Hillsdale, and Marshal, and the Villages of Clinton, and Union City.
- ◆ The Endicott Generating Station is located in Litchfield, Michigan. The plant is a 55 mega watts (MW) coal fired power facility. The Agency will produce and purchase electricity, depending upon the availability and cost of electricity from other generators.
- ◆ The Village is participating with American Municipal Power Ohio (AMPO) members to construct a new 1,000 MW coal fired generating station in south east Ohio. The Village is also involved with AMPO to new hydroelectric plants on the Ohio River.

- ◆ In addition the Village has some supplemental generating capabilities with its older dual fuel generator. The Village's facility typically runs on a very limited bases to supply electricity during emergency and peak usage.

WASTEWATER COLLECTION

- ◆ Clinton's rotating biological contactors (RBC) Wastewater Treatment Plant (WWTP) built in the late 1970's was replaced in 2006 with a new oxidation ditch plant. The new treatment facilities and processes consist of a micro-screen to remove paper type materials, a grit removal chamber to remove dirt and sand, an oxidation ditch for the primary treatment, a clarifier for secondary treatment, a disk filter to remove fine particles, and ultra-violent treatment to disinfect the final effluent water. The plant solids are run through a thickening process and placed in sludge storage until they are land applied.
- ◆ The Village of Clinton Wastewater Treatment Plant is designed to treat an average daily flow of 0.425 million gallons per day (MGD), with a maximum flow capacity of 1.2 MGD. Currently, the average daily flow is 0.25 MGD, flowing at approximately 59 percent capacity. The wastewater received at the plant is predominantly domestic sanitary sewage.

<h2>PARKS AND RECREATION</h2>

- ◆ Clinton maintains over 80 acres of park and recreation land within the Village limits.

Tate Park, 79 acres:

1. Three pavilions (rental available through Village Office)
2. Four softball diamonds - used for Clinton Little League and slow pitch teams
3. Concession stand
4. Playground equipment
5. Three temporary soccer fields - used from Sept.-Nov. for youth organized league
6. Irene Stephens Memorial Gardens
7. Canoe landing

Clinton Elementary School:

1. Ball diamonds for school and Clinton Little League
2. Two playgrounds with equipment - used by elementary school students

Clinton Middle School:

1. Football/soccer field - used from Sept.-Nov. by Pop Warner football as a practice field and organized soccer league as a practice field.

Clinton High School:

1. Three ball diamond

2. Football field - used for Varsity, Jr. Varsity, and Pop Warner football
3. Concession stand and announcer booth

Smith Kimball Community Center:

1. Basketball court - community use
2. Two tennis courts - community use
3. Skate Park - community use

Open Space:

1. Memorial Green & Monument
2. Waterworks Picnic area

Major recreational activities nearby include:

1. Hayes State Park
2. Irish Hills Recreational Area
3. Michigan International Speedway
4. University sporting events

PUBLIC FACILITIES

<u>Facility</u>	<u>Address</u>
1. Smith-Kimball Community Center	211 Tecumseh Rd
2. The Clinton Village Offices	119 E. Michigan
3. Fire Station	102 Jackson Street
4. Police Department	322 E. Michigan
5. DPW Garage	311 S. River Street
6. Fire Cabin	318 S. River Street
7. Tate Park	475 W. Michigan
8. Clinton Elementary School	200 E Franklin
9. Clinton Middle School	100 E. Franklin
10. Clinton High School	341 E. Michigan
11. The Clinton Township Library	100 Brown Street
12. The Clinton Township Offices	172 W. Michigan
13. The Riverside Cemetery	NW corner of N. River Street
14. Oak Cemetery	NE corner of W. Franklin & Currier Street

CAPITAL IMPROVEMENT PROGRAM

WHAT IS A CAPITAL IMPROVEMENT PROGRAM

Capital improvements are investments in those physical facilities which involve a substantial investment and are of a more lasting nature, as opposed to the operating expenses which occur during the same year they are budgeted. Examples of capital improvements include: municipal buildings, parks facilities, streets, and utilities (e.g.,

water and sewer lines). A capital improvement program (CIP) is a five year prioritized listing of those projects which is updated annually. The community should use a process that includes the various departments, the planning commission, and other objective criteria to prepare the CIP.

WHY PREPARE A CAPITAL IMPROVEMENTS PROGRAM?

Among the benefits of creating a CIP is the coordination of seemingly separate projects. For example, water and sewer projects can be coordinated with street paving projects eliminating the potential for streets to be repaved, only to be torn up for a water or sewer project two or three years later. New public works projects that are identified in the master plan can come to fruition through the CIP process which is intended to ensure that new public facilities are built in locations and consistent with the public policy for development in particular areas or neighborhoods as spelled out in the Master Plan.

The Michigan Planning Enabling Act (MPEA) requires communities to annually prepare a Capital Improvements Program (CIP) of public structures and improvements. The plan may be prepared by the council or planning commission. If the Planning Commission is exempted, the Village Council is required to prepare and adopt a capital improvement program. The CIP indicates those public structures and improvements, in the general order of their priority, that in the judgment of the governing body, will be needed or desirable and can be undertaken within the ensuing five-year period. The improvements are to be based upon the requirements of Village for all types of public structures and improvements.

CAPITAL IMPROVEMENT PROCESS

The Capital Improvement Program is a very important tool for the Village to help make determination on how to allocate scarce human and financial resources. The preparation of the Village's Capital Improvement Program starts with each department reviewing the existing plan. The departments make suggestions to remove capital items that have already been addressed or are no longer needed. They present rationale for adding new items the plan. Capital projects are worked into or removed from the plan and prioritized by staff. The plan is presented to the Village Council for consideration, amended and adoption.

IMPLEMENTATION

IMPLEMENTATION

- ◆ No plan can achieve its full potential unless its recommendations are implemented. The Village's thoughtful preparation and adoption of any plan would all be of diminished value without a program of implementation strategies. Aggressive implementation techniques permit the Village to turn potential problems into real opportunities and solutions.

Zoning Districts

ZONING PLAN

- ◆ One of the purposes of the Village of Clinton’s Comprehensive Land Use Plan is to act as a basis for the Zoning Ordinance. To this end, the Plan contains a special element known as a “zoning plan”. According to the Michigan planning and zoning enabling acts, zoning plans are intended to describe the various zoning districts controlling area, bulk, location, and use of buildings and property. The zoning plan includes an explanation of how the land use categories on the future land use map relate to the zoning districts provided on the zoning map.
- ◆ While the zoning plan is intended to promote zoning that is consistent with the land use plan, it should be kept in mind that the zoning ordinance has a short-term focus of up to five years and the master Plan has a long-range focus of 20 or more years in the future. Accordingly, not all areas on the future land use map should be rezoned until growth indicates the need for zoning changes and/or infrastructure is in place to service new development.
- ◆ The Village’s Zoning Plan is intended to encourage short-term implementation of the long-range land use recommendations. These short-term actions could be implemented through a Village-initiated rezoning Plan. Alternatively, private applications for rezoning consistent with the Comprehensive Plan should be given high priority by the Planning commission and Village Council.
- ◆ The Zoning Plan identifies all areas that would require rezoning to be consistent with the Plan. However, it is not realistic or even desirable that all of these areas would be rezoned in the short term. Instead, the Zoning Plan highlights specific key areas where existing zoning would inhibit development in accordance with the Plan.

ZONING DISTRICTS

The zoning ordinance currently divides the Village into the following zoning districts. The districts fall into the general categories: agricultural, recreational, residential districts, commercial districts, and industrial districts.

RESIDENTIAL

- ◆ Residential uses in the Village are located along and in grid sections on either side of Jackson Street, Tecumseh Road, and US-12. In the 1960’s single-family subdivisions were developed to the north of US-12 east of Jackson Road and south of Kehoe Road east of Tecumseh Road. A large mobile home park is located north of US-12 near the western corporate limits. Residences are primarily single-family in nature, although there is scattered two-family and multiple-family housing units in the Village, many of which have been converted

- ◆ RESIDENTIAL DISTRICTS are designed to encourage, stabilize and protect an environment suitable for residences. Uses are limited to housing and uses normally associated with residential neighborhoods.

The districts regulate the location of residential uses based on a well considered plan. The plan describes the different densities of population and intensity of land use desired, and the relationship of residential uses to other areas devoted to open space, commercial, and industrial use. Residential use can be divided into the following districts: Low Density Single-Family Residential, Medium Density Residential, High Density Residential, Mobile Home Residential, and Planned Unit Residential.

COMMERCIAL

- ◆ The historic downtown is the most concentrated commercial area in the Village. Most of the commercial activities serve the convenience needs of local residents. A few commercial uses are scattered throughout the Village, particularly along US-12, and Tecumseh Road.
- ◆ GENERAL COMMERCIAL DISTRICTS (C-1) regulate the location of compatible commercial enterprises according to a well-considered plan. The districts are designed according to type of use; intensity of land, street and highway use; and potential nuisances and hazards.
- ◆ HIGHWAY SERVICE COMMERCIAL DISTRICT (C-2) is intended to provide for various commercial establishments offering accommodations, supplies, and services to automobile and truck traffic. These districts should be provided at locations along major thoroughfares and should encourage grouping of various facilities. The dispersion of these uses should be discouraged.
- ◆ CENTRAL BUSINESS DISTRICT (C-3) is designated as the principal commercial center of the Village. Permitted are a variety of retail, service, administrative, financial, civic, cultural, and entertainment uses that will provide a mix of activities for the entire Village. Also considered is the relationship between the location of commercial uses and the location of; other commercial uses; adjacent residential and/or industrial districts; and streets, highways and other means of transportation.
- ◆ LOCAL SERVICE COMMERCIAL DISTRICT. The purpose of the C-4 district is to provide for planned and coordinated development intended to allow uses that complement adjoining uses and the Village of Clinton central business district, harmonize with the surrounding area in terms of the physical site layout, access, building design, pedestrian facilities, landscaping, parking arrangements, and lighting in accordance with provisions of the Village zoning ordinance. Developments in the C-4 district shall not adversely affect existing residential areas.

INDUSTRIAL

- ◆ LIGHT INDUSTRIAL (I) The Village’s industrial base relates primarily to automotive parts manufacturing and wood processing. Industry occupies considerable land area located in a corridor extending south from US-12 and west of Tecumseh Road. Other industrial activities include a lumber mill, feed and grain mill, and a pallet-manufacturing firm.

AGRICULTURE

- ◆ A limited quantity of land within the Village is used for agricultural. It is anticipated that most of this land will be converted to residential or industrial uses during the period envisioned in the land use plan. The Village of Clinton owns land south of Tate Park, which is rented for agricultural use.

PARKS

- ◆ In 2006 the Village of Clinton updated the Community Recreation Plan. The plan recognizes the need for recreational services in the community. There is a need for neighborhood parks, school playgrounds, and Tate Park recreational facilities and programs to provide activities for families in Clinton Village and School District.

BULK, HEIGHT, AND SETBACK REQUIREMENTS

District	Lot Size	Min Width	Max lot Coverage	Front	Side	Rear	Max Height
Recreation	2 acres	300	NA	50	50	50	1 story
Low Density Residential	9,600 sf	75	30%	25	10	25	35
Med Density Residential	7,500 sf	60	30%	25	7.5	25	35
High Density Residential	9,600 sf	75	25%	25	10	25	35
PUD	10 acres		25%				35
Mobile Home	10 acres	35	35%	10	10	10	15
Commercial	10,000 sf	80	25%	35	35	20	35
Highway Commercial	15,000 sf	100	25%	35	35	20	35
Central Business	7,500 sf	50	100%			20	45
Industrial	20,000 sf	80	30%	35	50	50	50
PMUD	20,000 sf	80	25%	35	20	35	

RELATIONSHIP TO THE FUTURE LAND USE MAP

The zoning districts on the zoning map are generally the same as those used on the future land use map.

ZONING CHANGES

The future development pattern and zoning changes will be influenced by a number of factors. Some can be controlled locally while others are dependent on events occurring outside the community. Some factors will change over the life of this comprehensive plan and will need to be viewed as a guide and updated frequently. Some of the factors that influence the future land use pattern and zoning changes include:

- ◆ **EXISTING LAND USE RELATIONSHIPS.** The core downtown and adjoining neighborhoods have been established for many years while the surrounding land use patterns have evolved and changed gradually since the community was settled. Because there are limited developable sites remaining, future development will largely be in the form of redevelopment, infill development, and expansion of the Village.
- ◆ **COMPATIBILITY AMONG ADJACENT LAND USES.** One goal of community planning and zoning is to ensure compatibility between adjacent and nearby land uses. Conventional zoning strives to accomplish this through a separation of land uses. However, the proximity and relationship of a wide variety of land uses is part of the charm in Clinton as compared to more suburban communities. Thus, one factor for consideration is how to mix a variety of uses and help make them compatible with adjacent land uses through good design, landscaping and traffic management.
- ◆ **COORDINATION WITH PLANS OF SURROUNDING TOWNSHIPS.** This Plan goes beyond the village borders to consider areas surrounding Clinton. Lands in those areas are generally agricultural, open space and rural residential with a limited amount of industrial and commercial establishments that are generally separate from other land uses. The future land use plan complements the township land use pattern through designation of more central areas for more intense land uses that typically require public infrastructure, allowing the townships to retain a more rural character.
- ◆ **NATURAL FEATURES.** Within the context of the Clinton area, a variety of natural features such as the River Raisin, creeks, wetlands, topographic change and woodlands exist. These elements are considered in the future land use as natural features that help define the landscape, natural demarcations between neighborhoods, boundaries of growth and land uses.

- ◆ **INFRASTRUCTURE AND SERVICES.** The capacity and condition of the public water, sanitary sewer, electric and storm sewer systems influence the intensity, arrangement and timing of land use and zoning changes. Generally the plan recommends land use patterns that can be supported by public utilities, but in some cases the underground utility lines will need rehabilitation or expansion. In addition, the proposed land use plan was based on a general review of available community facilities and services, such as schools, parks, the library, police and fire protection. The intensity and timing of development will need to consider the impacts and improvements required to adequately serve a use at a particular point in time.

- ◆ **STREETS.** The intended function of streets as major or local should be one of the factors considered with zoning changes. The land use plan is shaped, in part, by a goal to disperse traffic to streets with capacity to handle increased volumes, or to provide for improvements to support the desired land use pattern or enhance traffic operations. Compact development is preferred so that available road funds can be efficiently used. Access management principles should be applied to new developments that will place additional burden on the road system. As additional road connections are completed, the appropriate future land use designations in the area may change.

- ◆ **FISCAL IMPACTS.** In combination with the above factors, the land use pattern is intended to provide a sound and diverse tax base. This allows Clinton to retain its desired character, but also encourage businesses that provide a solid tax base and offer employment opportunities for residents.

- ◆ **COMMUNITY VISION STATEMENT.** The land use patterns desired by Village officials, citizens and property owners has been expressed with the objective of providing diversified housing opportunities, commercial services, civic uses to serve residents and a complementary mixture of uses.

- ◆ **MARKET CONDITIONS.** Market conditions and demonstrated public need for different types of uses were considered, even though they will change during the time frame of this plan. Given the limited size of the village, it may not be possible, nor desirable, to provide for every possible use within the village limits. Each land use for which a developer states there is a demand, must be carefully weighed using the other factors to determine if the requested use is appropriate. In some cases, the most appropriate location is not in Clinton, but in one of the surrounding townships.

2010 GOALS, OBJECTIVE AND POLICIES

In terms relevant to community planning; goals, objectives and policies give the Master Plan the philosophical guidance it needs to address the present issues and advance plans into the future. Goals provide the overall broad statements that provide a focus for future discussions. Objectives provide specific planning statements used to qualify the goals and provide more detailed direction for planning efforts. Policies provide very specific, action-oriented statements that would help achieve the goals and objectives. Policy statements provide justification to revise or draft new ordinances or regulations or finance specific capital improvements.

GENERAL GOALS

1. Integrate the relevant aspects of the Clinton Community School District Master Land Use Plan.
2. Work with Clinton Community School District Master Land Use group to update the plan.
3. Coordinate zoning and planning with neighboring townships and Lenawee County.
4. Promote small town community feel (friendliness, closeness, access to town, quality of life).
5. Limit future expansion to within Lenawee County.
6. Allow land to remain zoned Agricultural until a change in zoning is approved.

GROWTH INTO TOWNSHIP

1. NORTHEAST (Guenther's 108 acres on south side of US-12 east of town)
 - a. The east gateway to the Village along US-12 should be primarily low density residential. Possibly some condominiums could be allowed if the development is designed properly.
 - b. Only Local Service Commercial development should be allowed on the north side of US-12 east of Harvest Drive. Spotted, haphazard commercial or that which does not compliment the neighboring residential should not be allowed. Commercial should be encouraged in the downtown district or west of town on US-12.
 - c. Some of that land could be used for school expansion.
2. SOUTH ON TECUMSEH ROAD.
 - a. South of Macon Road east of Tecumseh Road:

- i. Commercial along east side of Tecumseh Road south of Macon.
 - ii. Residential along Macon Road.
 - iii. Neighborhood park with open fields, play equipment, walking trails, and gazebo.
 - b. West side of Tecumseh Road south of Macon:
 - i. Continue industrial along west side of Tecumseh Road.
 - ii. Difficulties accessing the land west of the current industries.
 - 1. That land is flood plain along River.
 - 2. Open space, farm field or wooded area.
 - 3. Park.
3. WEST ON US-12.
- a. Commercial and industrial along US-12 west of town to Hogan Highway.
 - b. Clinton Meadows at West Lake Manufactured Community.
 - c. Assisted living facility along Mathews Highway just south of US-12.

COMMUNITY FACILITIES

GOAL: To provide quality public services and community facilities which promote the public health, safety and welfare and contribute to the quality of life for community members.

OBJECTIVE I.

Ensure the provision of quality services for the community.

POLICIES

- 1. Ensure that quality services and infrastructure are available to the community.
- 2. Ensure that the utility systems are adequately maintained and supported by system users.
- 3. Maintain a regular schedule of street and utility maintenance through a comprehensive Capital Improvement Program.
- 4. Continue to explore and coordinate enhanced opportunities for shared services with the surrounding Townships, cities, county, the Clinton Community School District.
- 5. Continually strive to provide cost effective, reliable utility services.
- 6. Continue to seek more cost effective ways to provide utility services.

OBJECTIVE II

Develop and Maintain adequate public facilities for the Village.

POLICIES

- 1. Improve and maintain the physical condition of all Village owned buildings and facilities.
- 2. Continue sidewalk improvement and maintenance programs.
- 3. Maintain and promote the locations of existing public parking lots.

GOAL: To cooperatively plan and locate school facilities and services with the Clinton Community School District.

OBJECTIVE I

To provide for a safe and healthy environment for students to learn.

POLICIES

- 1. Continue sidewalk improvement and maintenance programs to provide pedestrian access.
- 2. Explore continued opportunities to share resources and buildings for recreation and other services.
- 3. Work with school to help improve vehicular and pedestrian traffic flow for the elementary and middle schools.

GOAL: To provide adequate police and fire protection for Village residents and property owners.

OBJECTIVE I

To continually strive to improve the delivery of police and fire services.

POLICIES

- 1. Continue with strong staff training and procedure programs to keep police and fire personnel prepared for emergency situations.
- 2. Continue working with area police and fire departments with training and mutual aid.

TRANSPORTATION AND TRAFFIC

GOAL: To provide a transportation system that facilitates the smooth, safe, and efficient flow of automobiles, motorcycles, trucks, buses, emergency vehicles, bicycles and pedestrians.

OBJECTIVE I.

Create a balanced and diversified transportation network.

POLICIES

1. New commercial developments along US-12 shall be accompanied with roadway or driveway improvements to support the growth.
2. Encourage a well-coordinated system of streets and sidewalks to facilitate vehicular and pedestrian traffic.
3. Create a community that is easy to walk and bike through.
4. Ensure that traffic is routed through major thoroughfares and not local streets.

OBJECTIVE II

To improve the aesthetics of the thoroughfare approaches to the Village.

POLICIES

1. Require that site plans for development along the approaches to the Village actively address, aesthetic concerns.
2. Roadways should be visually pleasing to motorists, pedestrians, and persons who view the roads from adjoining land.
3. Commercial and industrial uses should be encouraged to maintain entrances and exits onto major thoroughfares in an attractive manner.
4. The proliferation of signs should be discouraged along roadways, and attractive signs should be encouraged, especially along US-12 and Tecumseh Road.

OBJECTIVE III

To strive toward a balanced relationship between the transportation system and the overall land use pattern.

POLICIES

1. There should be an adequate number of each type of road with the appropriate carrying capacity to serve the Village's land use pattern.
2. Development proposals should be analyzed to determine the amount of traffic that will be generated and how the increased traffic will affect the transportation system.
3. Adequate road improvements shall be planned prior to the approval of new commercial and residential developments.

4. An access management ordinance should be explored in order to control excessive curb cuts and hazardous turning movements.

GOAL: To develop a system of pedestrian/bicycle sidewalks and pathways to link residential areas with schools, recreation areas, commercial districts and other destinations. This includes the development of sidewalks throughout the Village.

OBJECTIVE I

Promote the use of transportation alternatives such as biking, walking, and public transit.

POLICIES

1. Expand and connect sidewalks and bike paths and enhance and highlight access points.
2. Consider the development of a bike path master plan which would designate bike paths within the Village and connecting surrounding townships, again emphasizing connections along the River Raisin.

ENVIRONMENTAL RESOURCES

The Village of Clinton is fortunate that it is well-endowed with natural features including a major river, wetlands, woodlands, and open spaces. These features are significant not only because of their strong appeal to residents, but also because they constitute a functioning ecosystem. Preservation of these natural features shall be a prevailing objective in all future development.

GOAL: To preserve the natural resources of the Village of Clinton.

OBJECTIVE I

To utilize the Zoning Ordinance to ensure that development will minimize disruption to valuable wetlands and other natural feature areas.

POLICIES

1. Utilize progressive storm water management and erosion control techniques to ensure that development will not adversely impact natural resources and surrounding property.
2. Protect and preserve the River Raisin water shed.
3. Encourage the preservation and protection of the Village's natural resources.

HISTORIC PRESERVATION

GOAL: To encourage the preservation of the Village's historic character by preserving or restoring historically significant properties, as well as promoting new development compatible with the existing character.

OBJECTIVE I

To preserve the inherent architectural character of individual historical architecture resources throughout the Village.

POLICIES

1. Recognize the need to seek alternate uses for structures that are no longer suitable for their original purpose.
2. Continue individual preservation efforts to restore and maintain important historical structures which need immediate attention.
3. Work with State, local and college historical preservation groups to identify resources, opportunities and needs.
4. Promote historic assets of Clinton in coordination with the Historical Society.

RECREATION FACILITIES

GOAL: To provide recreation programs and facilities to meet the present and future needs of Village residents.

OBJECTIVE I

To provide recreation facilities and services that meet the needs of the population including preschool and elementary school children, teenagers, adults, the elderly, and the disabled.

POLICIES

1. Consider adopting policies and review criteria that will encourage new developments in the Village to provide usable open space/parkland and to provide pedestrian links to the Village's sidewalk and trail path system and community resources.
2. Encourage cooperation with the school district, library, civic organizations, leagues, business community and other non-profit groups in providing recreational facilities and programs.
3. Design and install recreation facilities for the disabled in community parks.

4. Systematically work on constructing the Park and Recreation Plan projects as grants and local funding allow.

OBJECTIVE II

To explore innovative funding and resource allocation approaches.

POLICIES

1. Cooperate with Lenawee County, surrounding townships, the District Library, civic groups and the Clinton Community Schools in the planning and programming of recreation facilities to avoid unnecessary duplication and thus free resources for more efficient allocation.
2. Develop recreation facilities and programs based on a sound fiscal policy. Consider the use of volunteers, State and Federal grant programs, and other funding sources.
3. Use the Tate Park Trust Funds to help pay for Tate Park capital improvements.

RESIDENTIAL AREAS

GOAL: To emphasize and strengthen the single family home character and neighborhood atmosphere of the Village, while also providing for a variety of new, high quality housing types and protecting the natural features of the Village.

OBJECTIVE I

To maintain and enhance the residential character of existing neighborhoods.

POLICIES

1. Encourage self-initiative in upgrading, improving and maintaining property.
2. Make sure residential growth occurs in planned neighborhoods using the Zoning Code, subdivision regulations, Building Code, and other development regulations to ensure that proper standards are used to promote quality construction of the infrastructure and houses.
3. Require that residential developments have adequate utilities, sanitary sewer, water distribution, electric distribution, and streets.
4. Discourage residential development in areas where public services are not adequate and/or natural conditions will not support the proposed project.

5. Carefully monitor areas where residential uses are located adjacent to industrial or commercial uses, so that timely safeguards against blight can be initiated, if necessary.
6. Provide a transitional zone between intensive commercial uses and residential uses to ensure protection of existing neighborhoods.
7. Adopt regulations that incorporate the preservation of natural resources and open spaces.
8. Encourage the linkage of existing sidewalk to facilitate pedestrian traffic.
9. Identify and discourage incompatible land uses.

OBJECTIVE II

To provide for the development of new, high quality single family residential growth at varying densities and affordability.

POLICIES

1. Residential development should be permitted in accordance with the ability to provide necessary public services, including public water and sanitary sewer services, road construction and maintenance, police and fire services, and governmental administrative services.
2. New residential developments shall be designed to be compatible with the natural features of the site. Significant topographic features, tree stands, wetlands, and other important natural features should be preserved intact wherever possible.
3. Evaluate the remaining undeveloped multiple family residential parcels and/or evaluate the future land use designation on such parcels.

OBJECTIVE III

To provide appropriate areas for a wide range of housing types.

POLICIES

1. Limit the location of multiple family areas to sites with access to major roads so that use intensities and traffic demands are compatible.
2. Encourage the construction of a senior housing complex.
3. Encourage alternative housing styles, other than multiple family, including “empty nest”, condominiums and attached single family dwellings.

OBJECTIVE IV

To encourage the use of land in accordance with its character and adaptability through the use of innovative planning techniques that will result in substantial benefit to future residents and to the Village.

POLICIES

1. Innovative techniques should effectively implement the goals set forth in the Master Plan, especially in preserving the Village's natural and historic features.
2. Alternative residential developments must result in substantial benefit to the future residents and to the Village that exceed those accomplished under conventional methods.
3. Such development should enhance the quality of life in residential areas and provide readily available recreation and shopping opportunities.
4. Assure that compatibility of style, use, and the relevant characteristics with neighboring properties will be maintained.
5. Encourage and promote the development of open space or cluster developments that are adjacent to existing agricultural areas.
6. Encourage proper street and sidewalk design to accommodate vehicular and pedestrian traffic within the residential development and community.
7. Encourage proper lot sizes in new developments to ensure the lots are large enough for adequate spacing but not so large they waste valuable land.
8. Encourage the proper location of multiple-family housing with adequate access and buffering from adjacent land uses.
9. Encourage the construction of a limited amount of condominiums.
10. The Village currently exceeds its designated 8 percent ratio of manufactured/mobile home units, and therefore should not encourage additional manufactured/mobile home developments.

COMMERCIAL AREAS

GOAL: To provide for a proper land use for commercial activities.

OBJECTIVE I

To encourage the location of commercial uses to protect the health, safety and welfare of businesses and their patrons.

POLICIES

1. Commercial areas should generally be located within and adjacent to the Central Business District (CBD) on Michigan Avenue. Future commercial development should occur along Michigan Avenue at the west edge of the community and into the township.
2. The future allocation of commercial land in Village should be based on the shopping needs of the Clinton area.
3. Use the Downtown Development Authority Plan, Comprehensive Community Land Use Plan, Zoning Code, Building Code, and other development regulations to ensure that proper standards are used to promote quality commercial districts.
4. Use zoning and development standards to help maintain the historical character of the Central Business District.
5. Encourage the development of the proposed commercial/industrial park on US-12 as a secondary commercial district that compliments the downtown.
6. The Village should pursue the development of an overlay district in the commercial zoning along US-12 to create a significant sense of arrival at key entrances to the historical Village.
7. Evaluate the permitted and conditional uses allowed in the various commercial districts to make sure they will be compatible with the commercial and adjacent properties.

OBJECTIVE II

To encourage the development of compact commercial use areas rather than have strip development along major thoroughfares in a haphazard fashion or as spot developments intruding into residential areas.

POLICIES

1. Develop design guidelines to encourage quality design and architecture.
2. Promote shared service drives to minimize the number of curb cuts along major roadways.
3. Promote a system of centralized and defined commercial centers with design guidelines consistent with the historic architecture incorporated into the Zoning Ordinance, and utilize innovative strategies to promote quality development.

OBJECTIVE III

To provide for compatible land use relationships between commercial and other uses.

POLICIES

1. Where the placement of commercial uses next to residential areas must occur, sufficient buffering shall be provided as much as possible.
2. Proper screening regulations of commercial uses from other uses should be incorporated into the Zoning Ordinance.
3. Require non-intrusive lighting from commercial sites.

GOAL: To provide mechanisms for traffic management in commercial areas that will be easily accessible, while also limiting the impact on adjacent thoroughfares.

OBJECTIVE I

To encourage the use of landscaping and setbacks to delineate drives, direct vehicular movement, and provide sufficient stacking space in entranceways. These are effective means of improving safety while enhancing the aesthetic value and desirability of businesses.

POLICIES

1. Consider development of a corridor plan for each of the major gateway roads into the Village that would coordinate land use and traffic. The plans will also be coordinated with the Michigan Department of Transportation (MDOT) or the Lenawee County Road Commission, in accordance with guidelines for traffic management, land use, landscaping, etc.

GOAL: To improve the appearance of existing and future commercial areas.

OBJECTIVE I

To encourage the design and layout of commercial uses in Clinton that reflects thorough and careful analysis of the site and creative efforts to improve aesthetics.

POLICIES

1. Architecture should be clean and uncluttered and based on the historic character of the Village.
2. Signs should be unobtrusive and compatible with the historic character of the Village.
3. Parking, loading and storage areas should be landscaped and screened in order to provide visual relief from large paved areas and unsightly activities.

4. Landscaping and setbacks should convey a sense of compatibility with natural features and native species.

OBJECTIVE II

To closely monitor and stringently enforce building, zoning, and maintenance codes in commercial areas.

POLICIES

1. Buildings, signage, landscaping or parking areas that are deteriorating, as assessed by the Village, should be renovated or repaired on a timely basis.
2. Changes in business use in existing buildings should be monitored to be certain that new uses are in compliance with Village building and zoning codes.

CENTRAL BUSINESS DISTRICT

GOAL: Maintain and encourage a thriving Central Business District (CBD).

OBJECTIVE I

Enhance the physical appearance of the CBD.

POLICIES

1. Continued and on-going programs to maintain downtown's existing infrastructure are needed. This includes efforts to plant and maintain flowers as well as providing trash cans and weed killing efforts. Include actual parking facilities that are cleaned, striped and lighted.
2. Attention should be paid to the east and west of downtown. As a critical point of entry, this area needs and deserves the sort of streetscapes improvements implemented elsewhere.
3. Explore programs to facilitate facade improvements.

OBJECTIVE II

Attract businesses and facilitate housing opportunities.

POLICIES

1. Encourage uses that will create destination retail, restaurant, and entertainment uses while discouraging large scale discount retail.
2. Promote loft redevelopment to attract CBD residents and create incentives to redevelop vacant structures.
3. Promote the CBD as a destination point. This is both a marketing and development strategy. Downtown Clinton should market its historic

ambiance, cultural attractions, and work to add more through infrastructure and business recruitment.

OBJECTIVE III

Promote visitor and pedestrian friendly environment and enhance orientation.

POLICIES

1. Promote family participation downtown. Expand daytime activities for children and senior citizens.
2. Expand events. An extensive year-round calendar of downtown events should be encouraged. Unique opportunities should be pursued.

INDUSTRIAL AREAS

GOAL: To provide for industrial development in a manner that increases the community's tax base, results in proper land use relationships, and does not negatively impact the environment.

OBJECTIVE I

To maximize the use of available transportation in the location of industrial areas.

POLICIES

1. Future intensive industrial development should be confined to the designated areas along Michigan Avenue and Tecumseh Road where an industrial base has already been established.

OBJECTIVE II

To minimize the negative impacts of industrial areas on non-industrial areas and on the environment.

POLICIES

1. Concentrate industrial uses in suitable locations to protect residential uses.
2. Other land uses should be physically and visually protected from the intrusion of industrial land use.
3. Codes and regulations applicable to industrial areas must be strictly enforced in Clinton, including close monitoring of industries that may be using or storing hazardous chemicals or toxic materials.
4. Require non-intrusive lighting.
5. Promote the redevelopment of vacant industrial buildings.
6. Encourage development of a commercial/industrial park on US-12.

OBJECTIVE III

To provide a balanced industrial development strategy to achieve environmental compatibility and maintain the neighborhood character of the Village.

POLICIES

1. Industrial growth strengthens the tax base and increases employment opportunities. A balance should be achieved between these economic benefits and the amount of industry that is compatible with the Village's environmental objectives and overall future development pattern.
2. Efforts to reduce the "spot zones" of industrial uses within residential areas shall be on-going.
3. The pace and type of industrial development should be monitored so that it is in keeping with the Village's overriding goals for preservation of the natural environment and resources, and protection of its residential areas.
4. Light manufacturing and research firms are preferred in Clinton. Such firms generally produce low levels of waste, noise and traffic, as well as less air and water pollution.
5. Future industrial development should be permitted only in accordance with the ability to provide required utilities and public services, including public water and sanitary sewer services, adequate road construction and maintenance, police and fire protection and a tax base to allow for adequate general municipal administrative and regulatory services.

GOAL: To strive for high standards of design for industrial development in the Village.

OBJECTIVE I

To create industrial areas which are well-served by infrastructure, are efficiently served by transportation facilities and are as attractive as can be attained in an industrial district.

POLICIES

1. Industrial buildings that are attractive and of substantial construction are encouraged.
2. Significant landscape treatment of the yards of industrial developments should be required.
3. Screening the view of materials storage, loading areas and trash receptacles from public roads and from nearby non-industrial land use areas will be required.