



City of Hartford
County of Van Buren, State of Michigan

Planning Commission Business Meeting Agenda

Monday, October 20, 2025 at 6:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

PUBLIC COMMENT

APPROVAL OF COMMISSION MINUTES

- [1.](#) Discuss & Consider - Proposed Minutes - September 8, 2025

OLD BUSINESS

- [2.](#) Discuss & Consider - Architectural Standards

NEW BUSINESS

- [3.](#) Discuss & Consider - Blight Memo
- [4.](#) Discuss & Consider - Conditional Re-Zoning Memo
- [5.](#) Discuss & Consider - Land Use Chart Existing
- [6.](#) Discuss & Consider - Land Use Chart Proposed
- [7.](#) Discuss & Consider - Existing Zoning Map
- [8.](#) Discuss & Consider - Future Land Use Map

ADJOURNMENT

**City of Hartford
Planning Commission Meeting
September 8, 2025 Proposed Minutes**

Call to Order:

T. Kling, Chairman called the Planning Commission regular meeting to order at 6:00pm.

Pledge of Allegiance was said.

Members Present:

Steve Ackerman, Dan Danger, Gage Gardner, Jenine Kling, Tim Kling, Adolfo Morales

Members Absent: Joseph Lehnert

Staff Present: Nicol Pulluam (formally Brown),

Guests Present: Alfonso Espinosa – General Contractor for 302 West Main Street

Approval of the Agenda:

Motion by Gardner, supported by Danger, to approve the agenda as presented.

Motion carried, 6 – 0

Public Comments:

- Gage Gardner suggested a historic district, he had seen Vicksburg's historic district and thought it would add something to Hartford.
- City Manager gave an update on current City projects.

Approval of Commission Minutes:

Motion by Ackerman, supported by Gardner, to approve the August 11, 2025 minutes.

Motion carried, 6 – 0

New Business:

- Discuss & Consider – Site Plan Review - 302 West Main Street
Discussion: Mckenna gave a recommendation that the proposed use complies with existing requirements. Alfonso Espinosa the General Contractor for 302 West Main Street was available to answer questions.

Motion by Gardner, supported by Danger, to approve the site plan for 302 West Main Street as recommended.

Motion carried, 6 – 0

- Discuss & Consider – Proposed Billboard Regulations
Discussion: Different from sign ordinance, should billboards be allowed, currently do not have an ordinance that covers billboards, size may dictate location; consensus was billboards should be out by the highway and not within the City. Discussion on what guidelines or policy would be needed for billboards vs. murals.

- Should billboards be allowed within City limits at all? If so, only on I-94, or also on Center/Main/Red Arrow? Answer: Nothing in Town, by the highway ok.
- Should spacing or distance rules be stricter (between billboards, or from homes/schools/churches)? Answer: n/a
- Is the proposed size (300 sq ft) and height (20 ft) appropriate, or should they be smaller/lower? Answer: Proposed size is acceptable.
- Should illuminated or digital/LED billboards be allowed? Yes
- Should billboard appearance (supports, landscaping, maintenance) be regulated for visual quality? Yes
- Is the Planning Commission interested in a follow-up memo outlining the proposed signage recommendations (beyond just billboards)? Yes

- Discuss & Consider – Architectural Standards Regulations

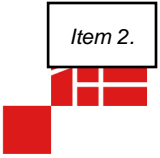
Discussion: Look of downtown, wider sidewalks for ADA compliance. Discussed patios out in front of the businesses. Discussed Social Districts. Commission will continue to review and discuss at the next meeting.

Adjournment:

Motion by Gage supported by Adolfo to adjourn the meeting at 6:51pm

Motion carried 6 – 0

Respectfully submitted by: Jenine Kling, Secretary



Memorandum

TO: City of Hartford Planning Commission
FROM: Hillary Taylor, NCI, Senior Planner
Ethan Senti, Assistant Planner
SUBJECT: **Proposed Architectural Standards**
DATE: August 29, 2025

This memo provides an overview of proposed architectural standards and an introduction to design review committees and the role they play in maintaining a high architectural standard in downtown areas. The memo is intended to solicit feedback from the Planning Commission on whether the proposed standards are appropriate for the City of Hartford, whether a Design Review Committee is something the City would like to pursue, and how this language might be further adapted to meet the City's needs. Questions are included at the end of the memo to guide feedback.

ARCHITECTURAL STANDARDS

Proposed Ordinance Overview

The proposed ordinance introduces architectural standards for development in Hartford's Central Business District and certain B-1 parcels along Main Street. These standards are intended to enhance and preserve the historic charm of downtown and ensure new development fits with the surrounding context.

The regulations address core aspects of building design, including materials, façade treatments, windows, entrances, and overall building form. Buildings are expected to use durable, traditional materials such as brick, stone, or wood; incorporate transparent storefront windows along Main Street; and maintain a clear relationship to the street with defined entrances and pedestrian-friendly ground floors. Blank walls, inappropriate façade materials, and overly modern lighting types are restricted to maintain consistency with the downtown setting.

Additional provisions guide rehabilitation of historic buildings to protect original storefronts, windows, and decorative features, while also allowing public art such as murals to add vibrancy. Outdoor seating and patios are permitted, provided pedestrian access along sidewalks is maintained. Together, these standards give the Downtown Design Review Committee a framework for evaluating projects and ensuring that private investment enhances Hartford's long-term vision for a cohesive and welcoming downtown.

While architectural standards for residential development have been adopted by municipalities, they are oftentimes more difficult to enforce and may discourage new development. For this reason, we recommend limiting the standards to commercial buildings in the downtown core, as outlined in the proposed ordinance.



Proposed Ordinance Language

Section 2.5 ARCHITECTURAL STANDARDS

- A. Architectural Standards Explained. The City of Hartford hereby requires a minimum standard of architectural style and aesthetic character for certain parcels within the City. The primary purpose for this is to preserve and strengthen the City's unique character and charm within its Central Business District (CBD) and immediate periphery areas.
- B. Where Required. With the exception of single family, two-family, three-family, and four-family residential buildings, architectural standards described in Section 11.8 shall apply to all parcels and new buildings and significant remodels in the CBD and select parcels in the B-1 District with frontage on East Main Street and West Main Street, between Mary Street to Wilson Street. The design of a new building and significant remodels is subject to review and approval by the Downtown Design Review Committee.
- C. Where Architectural Standards are Found. Architectural standards are described in Section 11.8.
- D. What Architectural Standards Entail. The required architectural standards in Section 11.8 describe the required built conditions for CBD and certain B-1 parcels pertaining to the following site features:
1. Building Form. This includes requirements for the base, middle, and top of buildings as well as building alignment and storefront design.
 2. Windows. This describes requirements for all windows including transparency requirements, number of windows required, and style of windows.
 3. Lighting. This requires fully shielded lighting and describes permitted light source types.
 4. Signs. All signs shall comply with requirements set forth in Article 18.
 5. Ground floor design. This describes requirements for building entrance design, architectural features, and building orientation requirements.
 6. Architectural features. This describes the process for rehabilitation of historic buildings.
 7. Outdoor seating, dining, and patios. All CBD and applicable B-1 parcels are permitted to have outdoor seating and dining spaces, accessory to a principal use. Outdoor seating and dining areas must be fully enclosed by a permitted fence type and shall not fully encroach onto sidewalk space.

Section 11.8 ARCHITECTURAL STANDARDS

- A. Applicability. New development and significant remodels (40% or more of the property) within the CBD shall meet the following general standards:
1. General Building Standards. Buildings shall be designed to relate well to other structures in the CBD area.
 - a) Materials. Building façade materials shall include wood, brick or stone, stucco, and approved ornamental metal. Synthetic materials such as vinyl or aluminum siding shall be prohibited.
 - b) Aesthetics. All structures shall reflect and complement the traditional materials, aesthetic character, and construction techniques generally found in the vicinity and greater Van Buren County region. Buildings shall be appropriate in scale and relation to existing structures.



- c) Windows. Display windows comprising fifty percent (50%) or more of the store façade are required for first floor retail and restaurant uses, facing Main Street. Buildings shall be oriented to block parking lots from view from the street where possible.
 - d) Building Colors. For building renovations and additions, exterior finish materials and colors used shall be consistent, or compatible, with the character of the surrounding district to create a uniform and recognizable identity. Wherever possible, harmonization of colors is preferred. This standard shall not be interpreted as prohibiting the incorporation of public art, such as a mural, to buildings or sites.
 - e) Fire Protection. New buildings shall incorporate sprinkler systems for fire protection purposes, unless the City of Hartford Fire Department approves a different method of fire protection.
2. Expansions of Developed Sites. Buildings and sites existing prior to the Effective Date of adoption of these standards may be expanded or improved as follows:
- a) Less than 25% of existing condition. Any development activity on a developed site that would increase the floor area of the existing building or the area of existing site improvements by less than twenty-five percent (25%) need not comply with the requirements of this Article. However, any improvements should result in the site being more compliant and shall not result in the site being less compliant, with the requirements of this Article.
 - b) Greater than 25% of existing condition. Whenever a building or site improvement expansion of greater than twenty-five percent (25%) of the existing condition is proposed, the activity shall comply with requirements as described herein.
3. Redevelopment of Existing Sites. Redevelopment of existing buildings and sites existing prior to the Effective Date of adoption of these standards may be expanded or improved as follows:
- a) Less than 50% of existing condition. Whenever 50 percent (50%) or less of the existing building will be demolished, replaced, or renovated, the development activity need not comply with the requirements of this Section. However, any changes that may occur as a result of the development activity should result in the site being more compliant and shall not result in the site being less compliant with the requirements of this Article.
 - b) Greater than 50% of existing condition. Whenever more than 50 percent (50%) of an existing building will be demolished or replaced, the development activity shall comply with all of the requirements as described herein.
 - c) Waiver of Requirements. The DDRC may grant waivers from certain requirements of this Section. Waivers under this Article are separate from dimensional variances, and intended to permit reasonable use of property where the strict application of the requirements of this Section would not further the public purpose and an altered design standard will still meet the intent and purpose of this Article.
 - 1) Waivers Permitted.
 - (a) Architectural Standards. The DDRC may waive up to three (3) architectural standards per project provided in this Chapter.
 - (b) Materials. The DDRC may modify the material standards.
 - 2) Waivers Not Permitted.



(a) Minimum or maximum building height. The DDRC shall not grant waivers to approve a different standard for minimum and maximum building heights as required in this Article.

d) Application and Review Procedures. The applicant shall clearly identify all requested waivers on the application and site plan. The DDRC shall evaluate the requested waivers and approve, approve with conditions, or deny the waiver request. In evaluating a waiver request, the DDRC shall take into account the following considerations:

- 1) Approval of the waiver will not result in development that is incompatible with or will negatively impact existing or potential future development in the vicinity of the property to be developed.
- 2) The requested waiver is consistent with the intent and purpose of this Article.
- 3) The waiver will result in a superior development when compared with what could be achieved through the strict application of the requirements of this Article.
- 4) A lesser waiver will not accomplish the same purpose as the requested waiver.

B. Conflicts. The architectural standards in this Article are meant to complement and supplement applicable standards found elsewhere in this Zoning Ordinance. Where conflicts exist between this Article and other sections of the City of Hartford Zoning Ordinance, the standards in this Article shall govern.

C. Building Form. All new buildings within the CBD shall conform to the following requirements:

- 1) Base, Middle, Top. All buildings shall incorporate a base, middle, and top, as applicable.
 - (a) Base. The base shall include an entryway with transparent windows and a horizontal expression line, such as a molding or reveal, defining the transition between the ground floor and upper stories. The molding or reveal shall have a depth of at least two (2) inches and a height of at least four (4) inches. If a one-story building is proposed, the horizontal expression line is not required.
 - (b) Middle. The middle may include windows, bays, or balconies that are located between the reveal and the top area.
 - (c) Top. The top includes the wall area from the bottom of the roof structure to the top of the parapet wall of the building. The building roof shall be defined by a cornice, roof overhang, or other terminating feature.
- 2) Unified Storefront Design. If a building has several storefronts, they should be unified in design treatment, such as the design of windows and door openings, materials, and colors, to the greatest extent possible.
- 3) Blank Walls. There are to be no blank façades. All public façades must provide windows and façade offsets or breaks (such as vertical pilasters, columns, or other architectural elements) to break up the scale of the building. Distance between breaks shall be consistent with the scale and rhythm of adjacent buildings.
- 4) Alignment. Windowsills, moldings, and cornices shall substantially align with those on adjacent buildings.
 - (a) The bottom and top line defining the edge of the windows (the "windowsill alignment") shall not vary more than two feet from the alignment of surrounding buildings.



(b) If the adjoining buildings have windowsill alignments that vary by more than two feet from one another, the proposed building shall align with one of the adjoining buildings.

(c) This requirement may be waived.

D. Windows.

1. For front and side façades facing a public street, parking area, or pedestrian cut-through or side alley:
 - a) Windows and doors shall comprise at least 50 percent (50%) of the first-floor façade for front façades and 35 percent (35%) of the first floor for side façades.
 - b) Windows shall comprise at least 35 percent (35%) of the total façade area above the first floor.
 - c) Windows above the first floor shall be vertical in proportion, with a height to width ratio of at least two (2) to one (1).
2. For rear façades facing a public street or parking area, windows shall comprise at least 20 percent (20%) of the total façade area. All other rear façades are encouraged, but not required, to meet this standard.
3. Double-hung or fixed windows are preferred for all retail applications. Accordion or folding doors and sliding windows may be permitted for ground floor uses to provide indoor-outdoor service, providing adequate sidewalk clearance is provided.
4. Ground floor windows (including display windows) shall be comprised of at least 70% transparent glass unless the window is intended for a ground floor residential dwelling unit.

E. Lighting.

1. All light fixtures shall be fully shielded and directed downward.
2. The use of electronic displays, LED rope lighting, backlit awnings, and halogen lights shall be prohibited. The DDRC shall make a determination if a lighting type not listed in this Section is appropriate in the CBD.
3. Building storefronts are permitted soft uplighting to highlight unique architectural features. Building storefronts may also utilize holiday display lighting as deemed appropriate by the DDRC.

F. Signs. All signs shall comply with standards set forth in Article 18.

G. Ground Floor Design.

1. Building entrances. Building entrances shall be clearly defined by recessing the entrance, or utilizing elements such as pediments, columns, awnings, overhangs, or solar shades. Any such element shall be architecturally compatible with the style, materials, and colors of the building.
2. Building orientation. All buildings shall have their principal entrance or entrances open onto a street, sidewalk, or public space. The principal building entrance shall not open onto a parking lot, although a secondary entrance may be provided to a parking lot. Corner buildings shall have at least one entrance addressing each street frontage.



3. At-grade entryways. Primary building entrances shall align with the elevation of the adjacent sidewalk. It is not the intent of this section to preclude the use of below or above-grade entryways, provided that such entryways are secondary, not principal, building entrances.

H. Architectural Features. For rehabilitation of structures within the CBD that are of historic significance or character, the following standards shall also apply.

1. Existing and original storefronts should be retained wherever possible.
2. Deteriorated architectural features or historic materials shall be repaired rather than replaced wherever possible.
3. Display windows, transom windows, and doors shall not be covered with solid materials such as brick, cladding, paneling, siding, or window air conditioning units.
4. Decorative architectural features including but not limited to bulkheads, cornices, and window hoods shall not be removed, altered, or covered.
5. Improper solid coverings of decorative architectural features, windows, or doors should be removed and restored to their original state to the greatest extent possible, using natural building materials identified in Section 11.8.A.1.

I. Outdoor Seating, Dining, and Patios.

1. All parcels within the CBD and applicable B-1 parcels may have outdoor seating and patio areas as permitted accessory uses to approved principal uses.
2. All outdoor seating, dining, and patio areas shall maintain a minimum of five (5) feet of clear path for pedestrians.
3. Outdoor seating, dining, and patio spaces shall be enclosed with a decorative railing, fence, planters, or similar barrier material. Outdoor seating enclosures may include an opening for pedestrian ingress or egress.
4. Outdoor shading devices, such as umbrellas and retractable awnings, shall not project onto the pedestrian sidewalk. Outdoor shading devices shall maintain a minimum of five (5) feet of clear path for pedestrian movement.

DOWNTOWN DESIGN REVIEW COMMITTEE

Proposed Ordinance Overview

Some cities use a Design Review Committee to make sure that new buildings and renovations fit the community's vision for downtown. While zoning rules cover basics like building height, setbacks, and parking, a design review committee looks more closely at design details—the appearance of a building, how it relates to the street, and how it contributes to the overall character of downtown. This extra level of review helps ensure that projects are not only functional but also attractive, high-quality, and welcoming.

The committee does not give final approvals. Instead, it makes recommendations that are forwarded to the Planning Commission, which has the ultimate decision-making authority. By adding this step, the City promotes consistency in development, strengthens community character, and reinforces downtown's role as a vibrant place to live, work, and visit.

If Hartford were to establish a downtown design review committee, here is how it would work: The Downtown Design Review Committee (DDRC) would be appointed by the City Council to review all development and



redevelopment proposals within the Central Business District (**CBD**). Supported by City staff or their designee, the DDRC would evaluate site plans to ensure that projects meet the architectural, dimensional, and character goals outlined in the zoning ordinance. The DDRC would also have the authority to recommend design conditions that go beyond the ordinance's minimum standards when necessary to achieve the intended downtown character.

Proposed Ordinance Language

Section 11.7 DOWNTOWN DESIGN REVIEW COMMITTEE

- A. The City Council shall appoint a Downtown Design Review Committee (DDRC) for all development and redevelopment projects and proposals in the CBD. The DDRC shall be supported and/or staffed by the City Administrator, Zoning Administrator, Planner, or their designee.
1. Members shall serve two-year terms. There is no limit to the number of consecutive terms a committee member may serve.
 2. The DDRC may contract and/or assign some of the DDRC's administrative duties, but not decision authority, to qualified design professionals as needed. It will be the duty of the DDRC to consider and act upon such proposals or plans submitted to it in accordance with the design requirements established by this Article.
 3. The architectural and dimensional standards as required herein shall be considered minimum requirements. Upon determination that additional development conditions are necessary to achieve the intended character within the CBD, the DDRC shall have the authority to require additional building and site design standards above the minimums required by this Article.
 4. The DDRC will meet monthly or as needed to properly perform its duties. After a quorum is reached, the DDRC actions on matters will be subject to a majority vote of members present. The DDRC will keep and maintain a record of all actions taken, and shall be subject to Act 267 of 1976, The Open Meetings Act, as amended.
 5. All development within the CBD shall be subject to review by the Downtown Design Review Committee as part of the site plan approval process. Applicants shall submit an application and an additional five (5) copies of all site plans to the City Clerk at least fourteen (14) days prior to the Downtown Design Review Committee meeting.
 6. The DDRC shall review applications in accordance with this section and shall present recommendations to the Planning Commission pertaining to site plan approval and potential conditions of approval. Final approval authority shall reside with the Planning Commission in accordance with Article 19.



FEEDBACK REQUESTED

These standards are flexible and can be shaped to reflect Hartford's priorities. To help tailor it appropriately, we ask that the Planning Commission provide feedback on the following questions:

- Do the proposed standards strike the right balance between preserving downtown character and allowing flexibility for property owners? Does the Planning Commission anticipate these standards being a significant barrier to development downtown?
- Are there any design elements missing (e.g., signage, landscaping, materials) that should be considered?
- Is the establishment of a Downtown Design Review Committee an approach the Planning Commission supports, and if so, how should its role or membership be structured to best serve Hartford?
- Are there any concerns about the administration or enforceability of these standards that should be addressed before moving forward?

Please review the draft language and feedback questions and be prepared to share your guidance on how the ordinance should be further adapted at the next Planning Commission meeting.

Regards,

Hillary Taylor, Senior Planner



Memorandum

TO: City of Hartford Planning Commission

FROM: Hillary Taylor, NCI, Senior Planner
Ethan Senti, Assistant Planner

SUBJECT: **Blight Ordinance – Overview and Draft Ordinance Language**

DATE: October 20, 2025

This memo provides an overview of how municipal blight ordinances function and their relationship to zoning and code enforcement. In most communities, blight regulations are established under a municipality's police power authority and codified within the general code of ordinances (hosted online by MuniCode for the City of Hartford), rather than the zoning ordinance itself. The zoning ordinance typically references the blight ordinance where applicable but does not duplicate its provisions.

LEGAL CONTEXT AND PURPOSE

The purpose of a blight ordinance is to prevent and reduce conditions that contribute to property deterioration or pose a risk to the public welfare. Commonly regulated conditions include:

- Abandoned, unsafe, or uninhabitable buildings
- Broken windows, collapsing roofs, or exposed structural components
- Accumulations of refuse, debris, or waste
- Overgrown vegetation and unmaintained yards
- Unsecured vacant structures or sites that invite trespass or illegal dumping

Blight regulations and zoning regulations serve complementary but distinct purposes, each grounded in a separate legal authority.

A blight ordinance is adopted under a municipality's general police power, as granted by the Michigan Constitution and state statutes. It applies throughout the township, regardless of zoning district, and focuses on the condition and maintenance of property. Blight ordinances are typically codified within the *general code of ordinances* (such as Municode) and enforced by code enforcement or building inspection staff through citations, civil infractions, or court proceedings.

A zoning ordinance, by contrast, is adopted under the Michigan Zoning Enabling Act (MCL 125.3101 et seq.) and governs how land is used and developed. Junk ordinances, for example, usually fall within the zoning ordinance and regulate the storage of materials such as scrap, debris, or inoperable vehicles within specific districts. Zoning enforcement is handled administratively—often involving notices, hearings, or appeals—and applies to land-use compliance rather than property upkeep.

Together, these ordinances maintain community standards from two angles: zoning ensures orderly land use and compatible development, while blight enforcement preserves safe, well-maintained conditions over time. The zoning ordinance may cross-reference the blight ordinance to clarify jurisdiction and avoid redundancy, ensuring that both tools operate in tandem without conflict.



ADOPTION PROCESSES

Blight and zoning ordinances follow distinct adoption procedures reflecting their separate legal bases. A blight ordinance, adopted under the City's general police power, is introduced to the City Council, noticed for public comment, and adopted through the City's standard ordinance procedure.

A zoning ordinance, adopted under the Michigan Zoning Enabling Act (MCL 125.3101 et seq.), requires a Planning Commission public hearing with at least 15 days' notice, after which the Commission recommends action to the City Council. The Council then conducts final review and adopts the ordinance by majority vote, followed by publication of the ordinance and its effective date.

While ultimate adoption authority lies with the City Council, Planning Commission involvement is required only for zoning matters. Because a blight ordinance is not a zoning matter, its review and adoption are handled primarily by the City Council in a process separate from the Zoning Ordinance adoption.

DRAFT LANGUAGE OVERVIEW

The proposed blight ordinance is intended to prevent and address property deterioration and neglect that threaten public health, safety, and neighborhood character. It requires the maintenance of blighted or vacant structures and requires all property owners to keep exterior areas clean, sanitary, and free of debris, hazards, and junk. Additional standards limit how long materials, equipment, or scaffolding can remain on-site and prohibit the outdoor storage of junk vehicles in residential areas.

Vacant blighted structures must be registered with the City and are subject to periodic inspection and a tiered monitoring system, with administrative fees based on the severity and duration of violations. Unpaid fees become property liens, and repeated or uncorrected violations can lead to fines or misdemeanor charges. Overall, the ordinance provides a clear, enforceable framework for maintaining community appearance and safety while holding property owners accountable for timely repairs and upkeep.

See below the full draft ordinance language we propose the City adopts into the general code of ordinances. The zoning ordinance will be updated where necessary to refer to this new language.

DRAFT LANGUAGE

Blighted structures or buildings prohibited.

It shall be unlawful for any person to keep or maintain any blighted and/or vacant structure, building, dwelling, garage, outbuilding, factory, shop, store or warehouse in the City.

Blighted exterior and maintenance requirement of property.

It shall be unlawful for any person to fail to improve and maintain all property under the person's control so as to comply with the following minimum requirements:

- A. All exterior property areas shall be properly maintained in a clean and sanitary condition, free from debris, brush, severed tree limbs, junk, rubbish, physical hazards, rodent harborage and infestation.
- B. All stored firewood shall be in neat, orderly stacks, unless shielded from view from all adjoining properties.
- C. The storage and accumulation of any building material shall only be for a period that is reasonably necessary for the future use of such materials, which shall in no event be longer than 90 days. Building materials must be piled off the ground so as not to become a suitable environment for rats, rodents or similar vermin.
- D. In no case shall usable or unusable machinery, building materials, or other items be stored on

a permanent basis in a truck trailer or other type of trailer, with or without its wheels.

E. Yard or garage sales in which items are for sale to the public shall be no longer than seven calendar days within a ninety-day period.

F. Scaffolding may remain on a building only for a period that is reasonably necessary for the completion of the construction or maintenance activities for which it is erected, which shall in no event be longer than 90 days or the length of the related building permit, whichever is longer.

G. Heavy equipment or machinery in an area zoned residential shall not be stored on a property unless there is a related active building permit on the property.

H. In any area zoned for residential purposes, the storage upon any property of junk automobiles, except in a completely enclosed building.

Vacant blighted structures.

A. Duty to register. Every owner of vacant blighted structure shall register that structure by completing and filing with the City a vacant blighted structure registration form. The form shall require the name, address and telephone number of each owner; the date the home became vacant and the reasons for vacancy; plans, if any, to have the structure occupied; and any other information reasonably deemed necessary by the City. The duty to register shall not require notice by the City.

B. For purposes of this article, an "owner" shall be any person with a legal or equitable ownership interest in the structure.

Right to inspect vacant blighted structures.

The City may access the interior of a vacant blighted structure for the purpose of inspection in regard to health, safety and welfare if the structure meets the definition of "vacant blighted structure" found in Article 3. If necessary to effectuate this provision, the City may seek an administrative search warrant from a judge or magistrate.

Tiered classification of vacant blighted structures.

Each vacant blighted structure will be inspected and evaluated for placement in a monitoring tier.

A. Tier One: vacant with uncorrected exterior and interior violations. Monthly monitoring inspections are required. Monthly monitoring of Tier One properties is limited to 24 months. If violations remain unresolved, a municipal civil infraction citation will be issued, or court action pursued.

B. Tier Two: vacant with no exterior violations, but uncorrected interior violations. Monitoring inspections are required every six months. Monthly monitoring of Tier Two properties is limited to 36 months. If violations remain unresolved, a municipal civil infraction citation will be issued, or court action pursued.

Monthly or biannual administrative fee for vacant blighted structures.

A. The owner of a vacant blighted structure shall pay a vacant blighted structure monthly or biannual administrative fee depending on the qualifying tier of monitoring, the amount of which shall be established by City Commission resolution, for the period such structure remains a vacant blighted structure.

B. The City will provide a written invoice of the monthly or biannual administrative fee. The amount due for any month during which the status was less than the entire month or less than six months shall be prorated to reflect the period the structure was a vacant blighted structure.

C. Payment is due within 30 days from the date of the invoice. If the invoice is not paid, the City shall notify the City Assessor's Office, who will assess the unpaid amount against the property where the vacant blighted structure is located. The City may enforce the lien by placing the unpaid amount on the next tax roll of the City, the collection of which is enforceable in the same manner as delinquent taxes.

Vacant blighted structure status change.

The City may alter the tier status of a vacant blighted structure under the following circumstances:

- A. Tier One to Tier Two: if all exterior deficiencies and/or violations are corrected with uncorrected interior violations remaining.
- B. Removal from Tier One: if all interior and exterior deficiencies and/or violations are Corrected.
- C. Removal from Tier Two: if all interior deficiencies and/or violations are corrected.
- D. Reclassification to Tier One: If the exterior of a vacant blighted structure that was reclassified from Tier One to Tier Two again falls into disrepair, the structure shall be reclassified to Tier One.
- E. In order for a change of status to be effective, the work performed on a vacant blighted structure must have the approval of the appropriate City inspector; that is for repairs that do not require a permit; for work that requires a permit to correct the violation, the applicable building/trades inspector responsible for that particular type of work must provide approval.

Violation; penalty.

- A. A person who maintains a blighted structure, vacant or occupied, is responsible for a municipal civil infraction, the penalty for which is a minimum fine of \$200 plus costs as assessed by the court. If a person commits a second or subsequent violation occurring within six months of a previous violation for the same blighted structure, the minimum fine shall double from the minimum fine set for the previous violation.
- B. A person who allows occupancy of a registered vacant blighted structure when violations remain uncorrected shall be guilty of a misdemeanor punishable by a fine not to exceed \$500 and/or jail not to exceed 90 days, plus costs as assessed by the court.

FEEDBACK REQUESTED

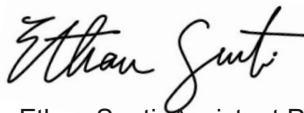
The structure and enforcement provisions of this draft ordinance can be further tailored to fit the Township's administrative framework. Please provide feedback on proposed language on the following points:

- How comfortable is the Commission with the City taking a proactive monitoring role (registration, tiered inspections, recurring fees)?
- Should repeat offenders face escalating enforcement measures, or is a uniform approach preferable?
- Is the City facing other blight related issues that are not addressed in the proposed ordinance?

Sincerely,



Hillary Taylor, NCI, Senior Planner



Ethan Senti, Assistant Planner



Memorandum

TO: City of Hartford Planning Commission

FROM: Hillary Taylor, NCI, Senior Planner
Ethan Senti, Assistant Planner

SUBJECT: Conditional Rezoning – Criteria and Draft Ordinance Language

DATE: October 20, 2025

The purpose of this memo is to outline the function and benefits of conditional rezoning compared to regular rezoning, recommend evaluation criteria for both processes, and solicit feedback from the Planning Commission.

BACKGROUND: STANDARD REZONING VS. CONDITIONAL REZONING

In the regular rezoning process, requests are evaluated based on established criteria in the Zoning Ordinance. Once approved, the property may be used for any permitted use within the new district, regardless of the applicant's original stated intentions. This rezoning "runs with the land," meaning the new zoning classification applies permanently to the parcel, even if ownership changes, and all permitted uses in the district remain available.

A conditional rezoning is an additional tool, authorized by the Michigan Planning Enabling Act, which allows an applicant to voluntarily place conditions on the rezoning (such as limiting permitted uses, restricting building locations, or providing buffers). Like a regular rezoning, a conditional rezoning also runs with the land. However, the parcel is limited to the specific conditions agreed upon at the time of rezoning, providing long-term assurance to the community about how the site may develop. *A conditional rezoning can only be initiated by the applicant.*

The purpose of this tool is to give applicants a pathway to rezoning approval in cases where a full rezoning may not be supported by the Planning Commission. By tailoring their request to a specific project and offering conditions that address potential impacts, applicants can increase the likelihood of approval while providing the community with safeguards against undesirable outcomes. More simply, conditional rezoning balances private development goals with public interests: the applicant gains the ability to move forward with a project that might otherwise be denied, and the community gains predictability and trust in the long-term outcome.

Standard and conditional rezoning ordinance processes and requirements fall within the zoning ordinance, and can be addressed as part of this Zoning Ordinance update process.

RECOMMENDED CRITERIA

Standard Rezoning

For a typical rezoning, it's recommended that the Planning Commission and City Council evaluate the request based on the following criteria:

- Consistency with the goals and policies of the Master Plan.
- Compatibility of the site's geographic and environmental features.

- Evidence the applicant cannot receive a reasonable return on investment for their property under the current zoning.
- Compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses.
- Capacity of the City's utilities, services, and street network to safely accommodate the uses permitted in the proposed zoning district.
- Boundaries of the requested rezoning district are reasonable in relationship to surroundings.
- Construction on site will meet the dimensional regulations of the proposed district.
- If a rezoning is deemed appropriate, the requested district is most appropriate—there is no other district that would be more appropriate.
- If the request is for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.
- The requested district will not create an isolated or incompatible zone in the neighborhoods (avoid “spot” zoning).

These criteria ensure the rezonings are compatible with surrounding uses and include checks to be sure that a rezoning is the best solution to the applicant's perception of their property's district misalignment.

Conditional Rezoning

In evaluating conditional rezoning requests, the Planning Commission should first apply the standard rezoning criteria to evaluate whether the request is generally appropriate. If it is deemed appropriate but in need of additional safeguards warranting a conditional rezoning, a conditional rezoning agreement is required. This agreement should contain the following elements:

- A statement acknowledging that the conditional rezoning was initiated by the applicant and that the City would not have granted the rezoning but for the additional conditions.
- Agreement that the use/development of the property will not violate the agreed upon conditions.
- Agreement that the proposed conditional rezoning will run with the land.
- Details on expiration if development does not commence within a designated period.
- Confirmation that every condition in the agreement is necessary, reasonable, and directly tied to the impacts of the rezoning, considering the new zoning district and proposed use.
- A precise legal description of the property subject to the rezoning.
- Specification of development standards modified or governed by the conditions (density, setbacks, height, lot coverage, signage, parking, architecture, lighting, landscaping, etc.).
- A revocation clause, stating that if the developer violates the agreement, approval may be revoked and the property will revert to its previous zoning.
- An optional detailed rezoning plan as an attachment (prepared by the applicant and approved by City Council after Planning Commission recommendation) that supplements, but does not replace, the standard requirements for site plan, subdivision, condominium, or special land use approval.

The full proposed criteria and language for these sections is included in the next section of this memo. Content referenced above is highlighted in red.



PROPOSED ORDINANCE LANGUAGE

Criteria for Amendment of the Official Zoning Map.

In considering any petition for an amendment to the official zoning map, including the designation of street type (A, B, and C) and designation of small front setback lots, the Planning Commission and City Council shall consider any of the following criteria that apply to the application in making findings, recommendations, and a decision. The Planning Commission and City Council may also take into account other factors or considerations that are applicable to the application but are not listed below.

- A. Consistency with the goals, policies and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.
- B. Compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.
- C. Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) or more of the uses permitted under the current zoning.
- D. Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
- E. The capacity of the City's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety and welfare of the City.
- F. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
- G. The boundaries of the requested rezoning district are reasonable in relationship to surroundings and construction on the site will be able to meet the dimensional regulations for the requested zoning district.
- H. If a rezoning is appropriate, the requested zoning district is considered to be more appropriate from the City's perspective than another zoning district.
- I. If the request is for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.
- J. The requested rezoning will not create an isolated or incompatible zone in the neighborhood.

Re-application.

Whenever an application for an amendment to this Ordinance has been denied by the City Council, a new application for the same amendment shall not be accepted by the Planning Commission for consideration for a period of 180 days, unless the Planning Commission determines that one or more of the following conditions has been met:

- A. There is a substantial change in circumstances relevant to the issues or facts considered during review of the application that might reasonably affect the decision-making body's application of the relevant review standards to the development proposed in the application.
- B. New or additional information is available that was not available at the time of the review that might reasonably affect the decision-making body's application of the relevant review standards to the development proposed.



C. The new application is materially different from the prior application.

Protest Petition.

An amendment under this Chapter is subject to a protest petition in accordance with Section 403 of the Michigan Zoning Enabling Act, PA 110 of 2006 (as amended), summarized as follows:

A. **Petition Submittal Requirements.** The protest petition shall be presented to the city clerk and forwarded to the city council before final legislative action on the amendment, and shall be signed by one or more of the following:

1. The owners of at least 20% of the area of land included in the proposed change. Publicly owned land shall be excluded in calculating the 20% land area.
2. The owners of at least 20% of the area of land included within an area extending outward 100 feet from any point on the boundary of the land included in the proposed change. Publicly owned land shall be excluded in calculating the 20% land area.

B. **Vote.** If a protest petition is filed, approval of the amendment to this Ordinance shall require a 2/3 vote of the City Council.

Rezoning With Conditions.

Pursuant to MCL 125.3405, the City Council, following a public hearing and recommendation by the Planning Commission, may approve a petition for a rezoning with conditions requested by a property owner. The standards of this section shall grant a property owner the option of proposing conditions for the development and use of property in conjunction with an application for rezoning. Such conditions may be proposed at the time the application for rezoning is filed, or at a subsequent point in the process of review of the proposed rezoning.

A. **Conditional Rezoning Agreement.** The conditions attached to the rezoning shall be set forth by submitting a conditional rezoning agreement listing the proposed conditions. A conditional rezoning agreement shall contain the following information:

1. A statement acknowledging that the rezoning with conditions was proposed by the applicant to induce the City to grant the rezoning, and that the City relied upon such proposal and would not have granted the rezoning but for the terms spelled out in the conditional rezoning agreement; and, further agreement and acknowledgment that the conditions and conditional rezoning agreement are authorized by all applicable state and federal law and constitution, and that the Agreement is valid and was entered into on a voluntary basis, and represents a permissible exercise of authority by the City.
2. Agreement and understanding that the property in question shall not be developed or used in a manner inconsistent with the conditional rezoning agreement.
3. Agreement and understanding that the approval and conditional rezoning agreement shall be binding upon and inure to the benefit of the property owner and City, and their respective heirs, successors, assigns, and transferees.
4. The date upon which the rezoning with conditions becomes void, as specified in Section C, below. If an extension of approval is granted by the City Council, a new conditional rezoning agreement with the new expiration date shall be recorded.
5. Agreement and understanding that, if a rezoning with conditions becomes void in the manner provided in Section C, below, no development shall be undertaken or permits for development issued until a new zoning district classification of the property has been established.
6. Agreement and understanding that each of the requirements and conditions in the conditional rezoning agreement represents a necessary and reasonable measure which, when considered with all

other conditions and requirements, is roughly proportional to the increased impact created by the use represented in the approved rezoning with conditions, taking into consideration the changed zoning district classification and the specific use authorization granted.

7. A legal description of the property affected by the rezoning with conditions.
8. Development regulations affected by the conditions of rezoning, including but not limited to density, setbacks, height, site coverage, signs, parking, architecture, lighting, landscaping etc.
9. Revocation of approval provisions returning the property to its original zoning designation if the developer violates the terms of the agreement.
10. A conditional rezoning agreement may contain a conditional rezoning plan as an attachment, with such detail and inclusions proposed by the applicant and approved by the City Council in accordance with this Section, following recommendation by the Planning Commission. Inclusion of a conditional rezoning plan as an attachment to a conditional rezoning agreement shall not replace the requirement for preliminary and final Site Plan, subdivision, condominium, or special land use review and approval, as the case may be.

B. Amendment. A proposed amendment to a conditional rezoning agreement shall be reviewed and approved in the same manner as a new rezoning with conditions.

C. Period of Approval. Unless extended by the City Council for good cause, the rezoning with conditions shall expire following a period of two (2) years from the effective date of the rezoning unless bona fide development of the property pursuant to approved building and other permits required by the City commences within the two (2) year period and proceeds diligently and in good faith as required by ordinance to completion.

1. Expiration. In the event bona fide development has not commenced within two (2) years from the effective date of the rezoning, the rezoning with conditions and the conditional rezoning agreement shall be void and of no effect. The landowner may apply for a one (1) year extension one (1) time. The request must be submitted to the City Clerk before the two (2) year time limit expires. The landowner must show good cause as to why the extension should be granted.
2. Effect of Expiration. If the rezoning with conditions becomes void in the manner provided in this section, either or both of the following actions may be taken:
 - a. The property owner may seek a new rezoning of the property; and/or
 - b. Pursuant to MCL 125.3405, the land shall revert to its former zoning classification following the process for approval of a rezoning with conditions.

D. Zoning Map. If approved, the zoning district classification of the rezoned property shall consist of the district to which the property has been rezoned accompanied by a reference to "CR Conditional Rezoning." The Zoning map shall specify the new zoning district plus a reference to CR. By way of example, the zoning classification of the property may be "C-2 Downtown Mixed Use District with CR Conditional Rezoning," with a Zoning Map designation of "C-1 CR."

E. Review and Approval Process. An application for a rezoning with conditions shall be reviewed following the same process and procedures applicable to a rezoning set forth in Section 6.802, with the exception that the conditional rezoning agreement shall be executed between the applicant and the City Council at the time of City Council approval of a rezoning with conditions.



F. Recordation of a Conditional Rezoning Agreement. A rezoning with conditions shall become effective following publication in the manner provided by law, and after the conditional rezoning agreement is recorded with the County Register of Deeds.

G. Violation of Conditional Rezoning Agreement. If development and/or actions are undertaken on or with respect to the property in violation of the conditional rezoning agreement, such development and/or actions shall constitute a nuisance per se. In such case, the City may issue a stop work order relative to the property and seek any other lawful remedies. Until curative action is taken to bring the property into compliance with the conditional rezoning agreement, the City may withhold, or, following notice and an opportunity to be heard, revoke permits and certificates in addition to or in lieu of such other lawful action to achieve compliance.

FEEDBACK REQUESTED

The Planning Commission is asked to review the proposed criteria and ordinance language outlined above and provide feedback on the following:

- Whether the recommended criteria for standard and conditional rezonings are clear and appropriate.
- Whether the sample ordinance language aligns with the City's objectives.
- Any additional considerations or refinements the Commission feels should be included.

Your input will guide further refinement of the proposed ordinance.

Sincerely,

Hillary Taylor, NCI, Senior Planner

Ethan Senti, Assistant Planner

EXISTING LAND USES IN CURRENT ZONING ORDINANCE FOR HARTFORD 10-20-25

Use	P - Permitted		SLU - Special Land Use				*Note for revision later			
	R-1	R-2	R-MF	RR	B-1	B-2	CF	LI	I	New*
Accessory Buildings/Use *	SLU*	SLU*			P	P		P	P	
Accessory Dwelling Units	P	P	P							
Automobile Car Wash						P				
Automobile Repair Shop									P	
Automobile Sales and Showroom						P				
Banks (including drive-in)					P	P				
Bowling Alleys						P				
Bus Passenger Stations						P				
Cemeteries	SLU*	SLU*								
Churches	SLU*	SLU*			P	P	P			
Clothing Stores					P	P				
Clubs						P				
Cold Storage Facilities						P				
Commercial Kennels									P	
Day Care, Child Care	SLU*	SLU*								
Drug Stores					P	P				
Duplex	SLU	P								
Farm Equipment Dealers						P				
Freestanding Nonaccessory Signs									P	
Funeral Home			SLU		P	P				
Greenhouse									P	
Grocery					P	P				
Hardware Stores					P	P				
Home Occupation	SLU	SLU*								
Junkyards								P	P	
Lodge Halls					P	P				
Low-Rise Apartments	-									
Lumber Plant									P	
Machine Shops								P		
Manufacturing								P	P	
Med-High Rise Apartments	-									
Metal Finishing and Casting									P	
Mixed-Use					P	P				
Mobile Home Parks			SLU							P*
Motels/Hotels						P				
Multiple Family Dwelling	-	-	P							
Municipal Office Buildings	SLU*	SLU*			P	P	P			
Newspaper and Printing Services					P	P			P	
Nursery Schools	SLU*	SLU*								
Outdoor Race Track									P	

Outdoor Sales					P					
Outdoor Storage								P		
Petroleum Storage							P			
Private Clubs					P	P				
Private Parks*	SLU		SLU	SLU		P		P		
Private Schools	SLU	SLU			P	P				
Professional Office Buildings					P	P				
Public Recreation Facility	P	P								
Publicly Owned Library	P	P					P			
Publicly Owned Parks	P	P		SLU		P	P	P		
Quad-Plex	-									
Research and Design Facilities										
Restaurants and Taverns (not including drive -thru or open front)					P	P				
Retail Storage						P				
Schools							P			
Self-Service Laundry and Dry Cleaning						P				
Senior Housing*			SLU							
Sewage Disposal Plant								P		
Signs	P	P	P		P	P	P	P	P	
Single Family Dwelling	P	SLU		P						
Theaters					P	P				
Townhomes	-									
Trades Showrooms and Offices					P	P				
Tradeschools								P		
Triplex	-									
Utility and Public Service Buildings	SLU*	SLU*				P		P		
Veterinary Clinics and Hospitals					P	P				
Warehouse and Storage Facilities					P	P		P	P	
Water Supply Plant								P		
Wholesale							P	P		

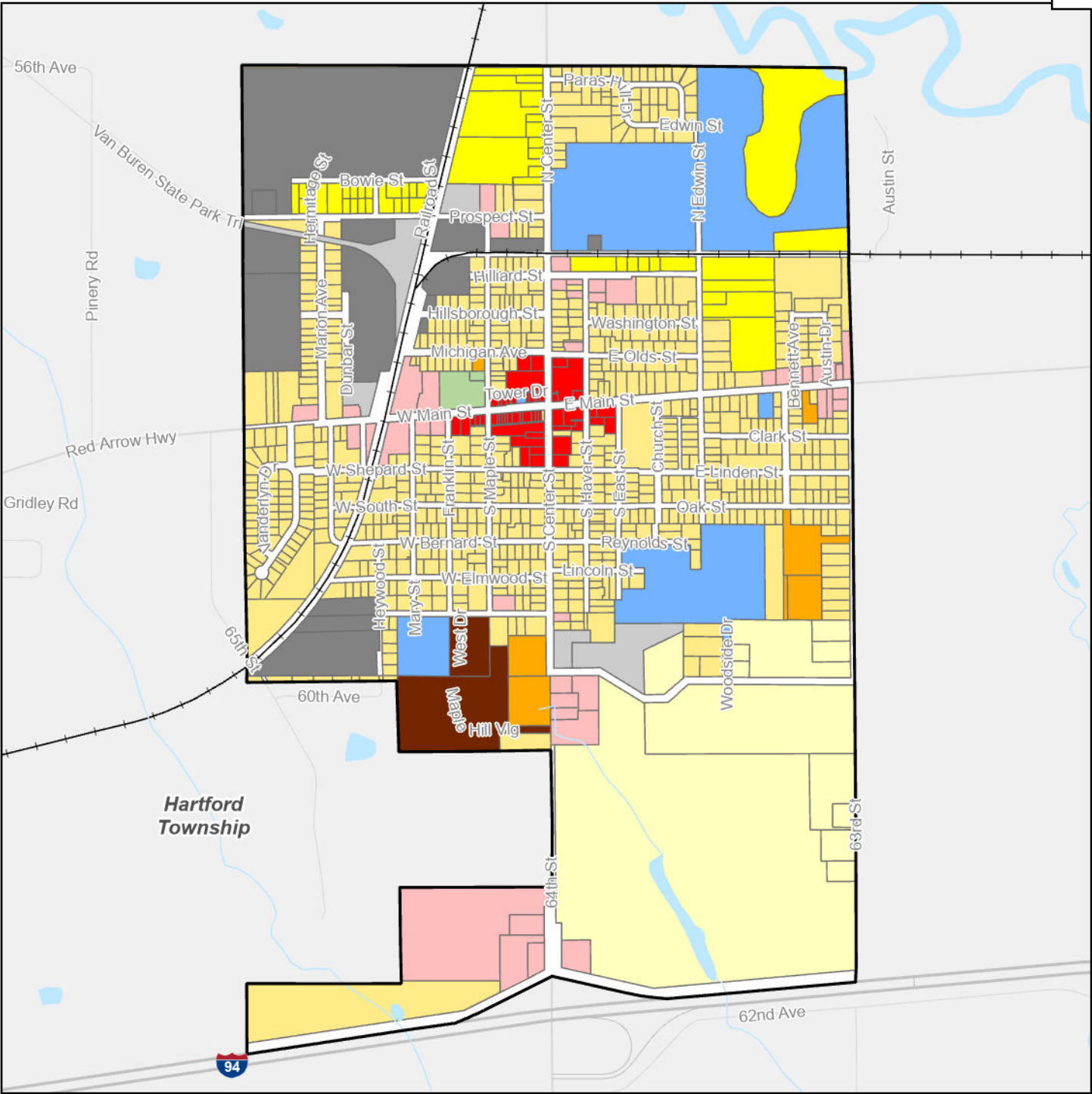
PROPOSED LAND USE CHART FOR THE CITY OF HARTFORD
10-20-25

LAND USE	AR (Agricultural Residential)	TLDR (Traditional LDR)	LDR	MDR	MHDR (Medium-High Density Residential)	MHP	C1	C2	LI	HI	I/C (Institutional/Community Center)	CP (Park)	PUD
AGRICULTURAL													
Farm equipment dealers							P						
General farming	P												
Greenhouse	S									P			
Retail garden and landscape supply stores	S							P	S				
CARE AND SOCIAL ASSISTANCE													
Adult day care			S	P	P		P						
Assisted Living Home/Nursing Home			S	P	P		P						
Counseling, medical and psychological treatment facilities				S	S		P						
Hospitals				S	S		S		S		S		
Medical and dental offices				S			S						
Residential Human Care and Treatment Facility (for ex: a homeless shelter or halfway house) unless otherwise exempt by law				S	S		S						
State-Licensed Residential Facilities (Adult Foster Care)													
Adult foster care family home			P	P	P								
Adult foster care small group home			P	P	P								
Adult foster care large group home			P	P	P								
Family day care home (6 or fewer)			P	P	P								
Group day care home (7-12)			P	P	P								
Child care center or day care center/nursery school			S	S	S		P		S				
Child foster care family home			P	P	P								
Child foster care family group home			P	P	P								
Child foster care private home			P	P	P								
Urgent care facility				S	S		S						
COMMERCIAL													
Art studio/craft shop							P						
Bank or other financial institution							P						
Bed and breakfast establishment			S	S	S								
Bowling alleys							P						
Bus passenger station							S						
Catering establishment							S						
Clubs							S						
Commercial storage warehouse							S						
Contractor's office (with outdoor storage)							S						
Drive through facility other than a restaurant (e.g., bank, credit union, pharmacy, dry cleaner)							S	S					
Drug store							P						
Grocery							P						
Hardware stores							P						

Health or exercise club							P						
Hotel/motel							P						
Kennel, commercial							S		P	P			
Laundromat and dry cleaner							P						
Machine shops									P				
Medical office, including clinic							S						
Mortuary or funeral home							S						
Open air business							S						
Outdoor sales							P						
Personal service establishment (e.g., salon, tailor, dry cleaning drop-off site, etc.)							P						
Professional offices							P						
Restaurant with drive-through							S						
Restaurant without drive-through							P						
Retail building supplies and equipment stores with outdoor display and storage							S						
Retail establishments under 10,000 square feet GFA							P						
Sexually oriented businesses									S				
Theaters							P						
Vehicle repair										P			
Vehicle sales							P						
Vehicle service station							S		P				
Vehicle wash establishment							P						
Veterinary clinic							P						
INDUSTRIAL													
Assembly of paperboard containers, building paper, building board, and bookbinding									P				
Cold storage facilities										P			
Laboratories including experimental, film, and testing									P				
Lumber and wood products including millwork, prefabricated structural wood products and containers, not including logging camps									P				
Lumberyards									S	P			
Manufacturing									P	P			
Metal finishing and casting										P			
Outdoor storage										P			
Petroleum Storage									P				
Printing and publishing							P		P	P			
Production or assembly services									S				
Research and development facilities									P				
Salvage or junk yards									P	P			
Warehouses and storage facilities							P		P	P			
Wholesale establishments									P	P			
INSTITUTIONAL													

Campgrounds, public or private, including travel trailer parks			S								S	S	
Campgrounds, Resort			S								S		
Cemeteries			S	S							S		
Churches			S	S			P				P		
Convalescent or nursing home				S	S		S				P		
Elementary, middle and high school (or private)			S	S	S		P				P		
Fraternal or social club or lodge							P						
Funeral home					S		P						
Golf course or country club			S								S	S	
Municipal office buildings			S	S			P				P		
Outdoor race track										P			
Private parks			S		S		P		P				
Public park			P	P			P		P		P		
Public library			P	P							P		
Public recreational facility			P	P							P		
Conference center, assembly hall or place of worship											P		
under 4,000 square feet			P	P	P		P				P		
over 4,000 square feet					S		S				P		
Recreation facility, indoor (e.g., arcades, bowling, billiards)							S				P		
Recreation facility, outdoor (e.g., mini-golf, batting cages)							S				S		
Trade or industrial schools									S	P			
RESIDENTIAL													
Accessory buildings			S	S			P		P	P			
Accessory dwelling units			P	P	P								
Single family dwelling (detached)	P		P	S									
Duplex			S	P									
Triplex				P	P								
Quadplex				S	P								
Multiple family dwelling (5 or more units)				S	P								
Multiple family detached dwellings (e.g.cottage court)					P								
Mobile home park					S	P							
Manufactured home community					S								
Mixed use							P						
Migrant labor housing													
Open space development			S	S	S								
Planned Unit Development	S		S	S	S								
Home Based Business			S										
Senior housing				S	S						P		
UTILITIES													
Electrical substations, electrical switching stations, electrical transmission lines, and pressure control stations or substations for gas, water and sewage							S	S	S				
Freestanding nonaccessory signs										P			

Public and utility service buildings, not including storage yards			S	S			P			P			
Signs			P	P	P		P		P	P	P		
Utility substation, transmission line and switching station			S	S	S		S	S	S				
Wireless communication services	S								S				
Wireless communication towers not exceeding 75 feet in height wholly owned and used by a federally licensed amateur radio station operator.			P	P	P								
Wireless communications tower or antenna							S		S				
Waste treatment facilities									S	P			
Water supply and treatment facilities									P	P			



Zoning Map

City of Hartford, Michigan

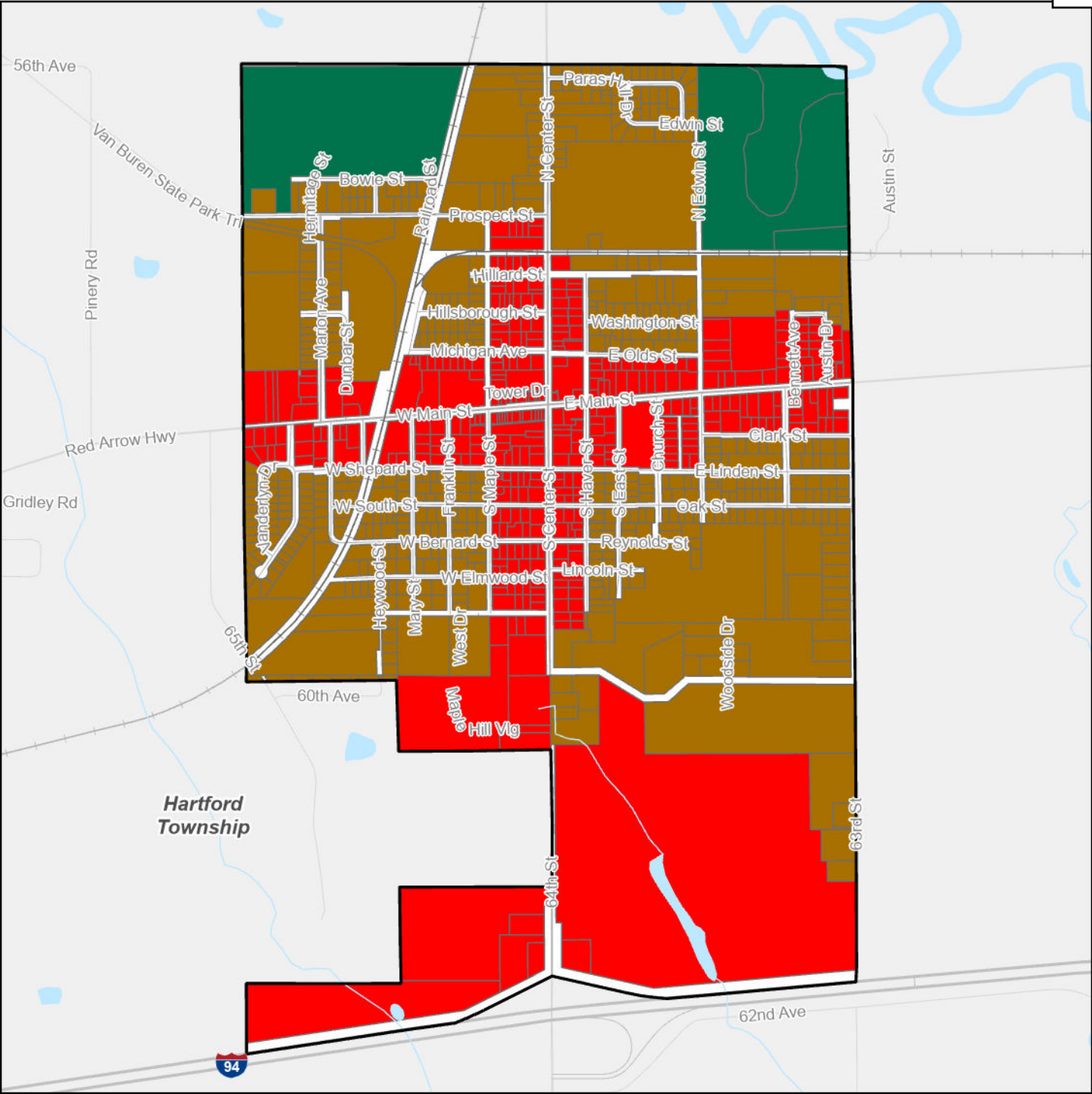
October 1, 2025

- LEGEND**
- Agricultural
 - Traditional Low-Density Residential
 - Low-Density Residential
 - Medium Density
 - Medium-High Density Residential
 - Mobile Home Park
 - Central Business District
 - General Business
 - Light Industrial
 - Industrial
 - School/Civic
 - Park
 - Planned Unit Development



Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: USDA 2024, McKenna 2025.





Future Land Use

City of Hartford, Michigan

October 1, 2025

LEGEND

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Industrial/Agricultural
- Agricultural
- Recreation Area



Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: USDA 2024, McKenna 2025.

