The Central Upper Peninsula Planning & Development Regional Commission is one of 14 regional planning commissions in the State of Michigan. Created in 1968, CUPPAD serves Alger, Delta, Dickinson, Marquette, Menominee, and Schoolcraft Counties, Cities, Townships, and Villages in providing general planning and zoning support.

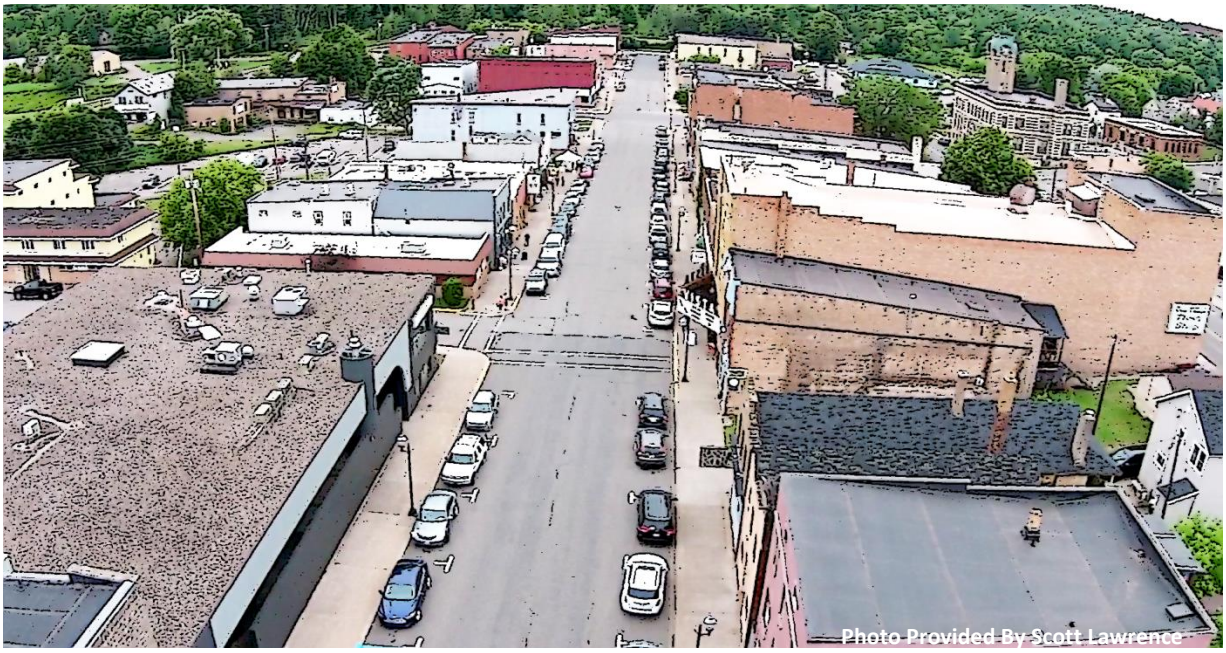
Photo Provided By Scott Lawrence

WHAT IS...

PLANNING?

Planning helps determine how communities will grow and how they will adjust to change. Planning creates the vision for the community, identifies current problems, analyzes trends, engages community members in dialogue about goals and issues, and sets the framework for growth and change. By using data, good planning practices, and balancing the needs of citizens, businesses, and civic leaders, planners can help make great communities.

WHAT ARE...

MASTER PLANS & ZONING ORDINANCES?

MASTER PLANS

The Master Plan is a land use and infrastructure plan that sets forth local goals, objectives and policies for community growth and/or redevelopment over the next 20-30 years. It has sometimes been referred to as a comprehensive plan, future land use plan, basic plan, general plan or other term. The Master Plan serves as the basis for the local zoning ordinance, subdivision regulations, other local land use regulations, and for ensuring that capital improvements are consistent with the community goals and policies expressed in the master plan. The relationship between the Master Plan and Zoning Ordinance is often misunderstood. The Master Plan is a guide for land use for the future; the Zoning Ordinance regulates the use of land in the present.

The Master Plan is not a binding, legal document; the Zoning Ordinance is a law that must be followed by the community's residents and others wishing to develop or do business in the community. The Master Plan contains a future land use plan and map; this is often mistaken for zoning. A future land use map is a planning tool used to determine what development should occur and where over the next 20 years. The zoning map shows where the current restrictions are. A future land use map does not mean a property is re-zoned or will be re-zoned. It is a planning tool only.

ZONING ORDINANCES

The Zoning Ordinance is a legal regulation of the use of land. Land is divided into zones (called zoning districts), each of which permits certain uses of land according to specific standards. This is done by controlling land uses, density, building height and bulk, lot sizes, building setbacks, accessory uses, parking, signs, etc. Typical zoning districts include Residential, Commercial, Industrial, and Agricultural. Districts and regulations vary between units of government – cities and urban areas tend to have more districts and regulations than rural areas.