

Chapter 7.0 Housing

7.1 Introduction

Housing is one of the key factors to consider when planning for a community's future. The location and type of housing available establishes where public infrastructure must be provided. The placement of a community's housing also determines the costs associated with public services. Furthermore, the location of new housing can be settled on in part by the availability of public infrastructure and services. Housing characteristics can also reveal information about a community's history and its economic and social situation.

The cost of housing and the type of housing available are typically determined by market factors. Outside of operating a housing authority or possibly serving as the developer of residential property, local units of government do not usually become directly involved with providing housing. Through zoning and other land use controls, the provision of infrastructure and services and efforts to attract new residents to a community, local governments can have a powerful impact on housing in a community.

In addition to migration, commuter trends, the cost of land and construction, and other housing related elements, there are several key non-housing factors that can influence an area's housing market. Public safety, or a lack of, can influence where people choose to buy a home and raise a family. Quality education is one of the primary locational factors for families with school-age children. Area access to employment, shopping and other entertainment needs factor into the purchase of a home.

Nationwide trends in 2008 indicate a rapid decline in housing prices. Prices of single family homes have fallen 14.1% nationwide through the first quarter of 2008. New home sales in the United States may remain relatively weak for some time, as the housing industry struggles with falling prices and rising mortgage foreclosures. From 1960 to 2005, the rate of homeownership nationwide was on the rise. From 2005 to 2008, the rate of homeownership has been steadily decreasing, while the number of households renting has been steadily increasing nationwide. While personal income is a major factor for many when deciding to rent or own their home, other considerations make renting a preferred choice for many households.

Information presented in this chapter will provide area officials with the most recent housing data available, including structure and occupancy characteristics. This information will help assess housing needs and determine the appropriate course of action to address housing needs in Republic Township.

7.2 Housing Characteristics

Trends

According to the 2000 Census, a total of 985 housing units were recorded in Republic Township (Table 7-1). In 1990, a total of 930 housing units were recorded. This represents a 5.9% increase in the number of housing units from 1990 to 2000 (Table 7-2). In the same time period, the population of Republic Township actually decreased 5.5%, from 1,170 to 1,106 (Table 2-1).

From 1990 to 2000, the number of housing units in Marquette County increased from 31,049 units to 32,877 units, also a 5.9% increase. Marquette County experienced large growth from 1990 to 2000, with the number of housing units in Marquette Township increasing 33.2%, Powell Township 26.6%, and Negaunee Township 15.2%. Significant development within the townships follows a nationwide trend. Most urban areas, large and small, have seen new housing develop at a greater rate in the surrounding townships.

Unit of Government	1990	2000
Republic Township	930	985
Ishpeming Township	1,528	1,692
Champion Township	276	262
Ely Township	1,082	1,105
Marquette Township	1,131	1,506
Negaunee Township	1,093	1,259
Powell Township	646	818
Tilden Township	520	562
Ishpeming City	3,224	3,210
Negaunee City	2,067	2,088
Marquette County	31,049	32,877
CUPPAD Region	85,650	91,105
State of Michigan	3,847,926	4,234,279

Source: U.S. Bureau of the Census, General Housing Characteristics, 1990 and 2000.

Unit of Government	1990-2000
Republic Township	5.9%
Ishpeming Township	10.7%
Champion Township	-5.1%
Ely Township	2.1%
Marquette Township	33.2%

Negaunee Township	15.2%
Powell Township	26.6%
Tilden Township	8.0%
Ishpeming City	-0.4%
Negaunee City	1.0%
Marquette County	5.9%
CUPPAD Region	6.4%
State of Michigan	10.0%

Source: U.S. Bureau of the Census, General Housing Characteristics, 1990 and 2000.

Occupancy and Tenure

According to the 2000 Census and presented in Table 7-3 below, only 50.1% of the Township’s housing units were occupied, with the remaining 49.8% listed as vacant. West Ishpeming reported a 96.5% occupancy rate in 2000, Marquette County at 78.4%, and the CUPPAD Region at 77.8%. Many of the vacant housing units reported in the Township are likely being used as seasonal, recreational, or occasional use, significantly decreasing the reported occupancy rate for the Township.

Over 87% of Republic Township’s housing units were reported as owner-occupied. This is comparable to West Ishpeming’s rate of 91.8% and much higher than Marquette County’s rate of 69.8%. The proportion of renter-occupied housing is typically higher in cities and areas with a larger population, due to the presence of infrastructure needed to support multi-family developments. The proximity to shopping, health care, universities and other services may also be a factor in the location of multi-family housing.

Housing Units	Republic Township		West Ishpeming		Marquette County		CUPPAD Region	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Units	985	100.0	1,081	100.0	32,877	100.0	91,105	100.0
Occupied	493	50.1	1,043	96.5	25,767	78.4	70,909	77.8
Owner	430	87.2	957	91.8	17,985	69.8	54,166	76.4
Renter	63	12.8	86	8.2	7,782	30.2	16,743	23.6
Vacant	490	49.8	38	3.5	7,110	21.6	20,196	22.2

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Table DP-1.

Units in Structure

As presented in Table 7-4, the 2000 Census reports that within Republic Township, 861 of the 985 total units are single family homes, or about 87% of the housing stock. This is a level consistent with the other townships in Marquette County. Marquette County reported about 67% of the housing stock as single family homes, with the CUPPAD Region at 74.7% and the State of Michigan at 70.6%. Republic Township, Marquette County and the CUPPAD Region all reported similar percentages for the number of mobile homes, around 8.0%.

Unit Type/ Area	1 detached	1 attached	2	3 or 4	5 to 9	10 to 19	20 or more	Mobile Homes	Boat, RV, Van, etc.
Republic Twp.	86.5	0.9	0.9	0.4	2.0	0.0	2.0	8.2	0.2
Ishpeming Twp.	78.6	6.0	1.6	0.8	0.6	0.6	0.0	11.3	0.4
Champion Twp.	86.8	0.0	0.4	0.0	0.0	0.0	0.0	11.3	1.6
Ely Twp.	86.2	0.4	0.1	0.0	0.0	0.0	0.0	13.3	0.0
Marquette Twp	81.1	2.6	2.0	0.8	1.7	0.3	10.0	1.5	0.0
Negaunee Twp.	85.7	0.0	1.3	1.1	0.0	0.5	0.0	11.3	0.0
Powell Twp.	86.4	0.5	0.5	0.5	0.0	0.2	0.0	11.7	0.2
Tilden Twp.	80.1	0.0	0.4	0.0	0.0	0.0	0.0	17.7	1.8
Ishpeming City	63.4	2.0	17.3	6.0	3.9	2.3	4.6	0.6	0.0
Negaunee City	67.8	1.9	12.5	2.9	5.7	2.5	4.1	2.5	0.0
Marquette County	67.2	3.7	7.1	4.4	3.4	2.8	4.1	7.1	0.2
CUPPAD Region	74.7	1.8	5.1	2.8	2.2	1.8	3.0	8.3	0.3
Michigan	70.6	3.9	3.5	2.8	4.0	3.4	5.1	6.5	0.2

Source: U.S. Bureau of the Census, Census 2000, Table DP-4.

Age of Housing

As presented in Table 7-5 below, nearly 30% of the Township's housing stock was built before 1939 or earlier. This level is consistent with Marquette County and the CUPPAD Region, but much higher than the 16.9% reported by the State of Michigan in 2000. Only about 18% of the Township's housing stock was built after 1980, while about 25% of the County's and about 22% of the CUPPAD Region's housing stock was built after 1980. The higher proportion of older homes in the area reflects the Township's heritage as one of the early mining communities in the area. As shown in Table 7-6, the median

year the housing stock in Republic Township was constructed is 1961. This is similar to the County, the CUPPAD Region and the State.

While an older housing stock is not necessarily inadequate or of poorer quality than newer structures, it is more prone to deterioration if not properly maintained. Older housing units often lack the amenities desired by more affluent, younger households, such as multiple bathrooms, large bedrooms, family rooms and large garages. These older units often have narrow doorways, steep stairs and other features which make them difficult for older residents to enjoy, and increased maintenance demands may also make these homes less desirable to an aging population.

Table 7-5 Percentage of Housing Units by Year Structure Built, Selected Areas								
Unit of Government	March 2000 to 1990	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier	Total
Republic Township	12.0	5.8	17.2	17.2	11.8	7.2	28.9	100.0
Ishpeming Township	13.4	9.9	25.2	11.5	13.5	11.7	14.8	100.0
Champion Township	6.6	6.2	16.7	14.8	13.6	13.2	28.8	100.0
Ely Township	13.8	13.1	27.3	12.1	14.6	7.6	11.4	100.0
Marquette Township	30.7	9.2	23.3	12.1	5.9	9.6	9.1	100.0
Negaunee Township	16.2	12.0	28.1	13.4	14.1	8.3	7.8	100.0
Powell Township	14.8	10.8	21.2	12.4	11.6	10.0	19.3	100.0
Tilden Township	14.2	15.4	16.1	11.0	6.7	9.0	27.5	100.0
Ishpeming City	3.0	3.9	7.2	5.2	11.5	6.6	62.6	100.0
Negaunee City	2.8	3.9	13.2	11.1	10.7	9.5	48.8	100.0
Marquette County	13.1	12.2	13.6	9.9	9.6	8.5	33.1	100.0
CUPPAD Region	12.3	10.6	18.2	12.1	10.9	8.5	27.4	100.0
State of Michigan	14.7	10.5	17.2	14.2	16.7	9.8	16.9	100.0

Source: U.S. Bureau of the Census, Census 2000, Summary File 3, H34.

Table 7-6 Median Year Constructed, Selected Areas	
Unit of Government	Median Year Constructed
Republic Township	1961
Ishpeming Township	1969

Champion Township	1956
Ely Township	1972
Marquette Township	1976
Negaunee Township	1972
Powell Township	1967
Tilden Township	1966
Ishpeming City	1939
Negaunee City	1941
Marquette County	1964
CUPPAD Region	1962
State of Michigan	1965

Source: U.S. Bureau of the Census, Census 2000, Summary File 3 H35.

Household Type

The United States Bureau of the Census categorizes households into three types: family, non-family and group quarters. As shown in Table 7-7, in 2000, 99.5% of Republic Township residents lived in households, with 84.2% living in family households. This is higher than Marquette County (93.8%, 80.7%) and similar to the State of Michigan (97.5%, 84.5%). A family household consists of a householder and one or more persons living in the same household who are related by birth, marriage or adoption.

The number of residents living in non-family households in Republic Township was reported at 15.3%, with three-quarters of non-family households representing persons living alone. Marquette County reported 19.3% of residents in non-family households and the State of Michigan reported 15.5%.

Persons	Republic Township		Marquette County		State of Michigan	
	Number	Percent	Number	Percent	Number	Percent
<i>TOTAL PERSONS</i>	1,106	100.0	64,634	100.0	9,938,444	100.0
In Households	1,100	99.5	60,598	93.8	9,688,555	97.5
In Family Households	931	84.2	48,893	80.7	8,189,018	84.5
Householder	347	31.4	16,480	27.2	2,575,699	26.6

Spouse	287	25.9	13,225	21.8	1,947,710	20.1
Child	250	22.6	16,807	27.7	3,037,440	31.4
Grandchild	10	0.9	464	0.8	175,372	1.8
Other Relatives	5	0.5	877	1.4	257,608	2.7
Non-Relatives	19	1.7	1,040	1.7	195,189	2.0
In Non-Family Households	169	15.3	11,705	19.3	1,499,537	15.5
Householder Lives Alone	127	11.5	7,450	12.3	993,607	10.3
Householder Not Alone	19	1.7	1,837	3.0	216,355	2.2
Non-Relatives	23	2.1	2,418	4.0	289,575	3.0
In Group Quarters	6	0.5	4,036	6.2	249,889	2.5
Institution	0	0.0	1,870	46.3	126,132	50.5
Non-Institution	6	0.5	2,166	53.7	123,757	49.5

Source: U.S. Bureau of the Census, Census 2000, Summary File 1, P27.

The number of people living in a household, as well as the age and relationship of those people, all influence the type of housing needed in a community. The general trend across the country has been to build larger homes, often with multiple levels, on large lots. At the same time, the population is aging and households are getting smaller.

Household Size

The number of persons in a household has been decreasing in the United States over the past several decades, and Republic Township is no exception as shown in Table 7-8 below. Republic Township is slightly unusual, with the household size actually increasing from 1990 to 2000. Overall, the Township has experienced a 3.8% decrease in household size since 1980. All other municipalities listed in Table 7-8 have shown a much more dramatic decrease in household size from 1980 to 2000, ranging from 9.5% decrease for Marquette County to a 20.1% decrease in Negaunee Township.

Area	Persons Per Household			Percent Change 1980- 2000
	1980	1990	2000	
Republic Township	2.66	2.44	2.59	-3.8
Ishpeming Township	3.08	2.86	2.53	-17.9

Area	1990	2000	2010	% Change
Champion Township	2.89	2.58	2.36	-18.3
Ely Township	3.26	3.05	2.77	-15.0
Marquette Township	3.01	2.79	2.50	-16.9
Negaunee Township	3.29	2.80	2.63	-20.1
Powell Township	2.63	2.57	2.17	-17.5
Tilden Township	2.97	2.70	2.53	-14.8
Ishpeming City	2.52	2.36	2.25	-10.7
Negaunee City	2.63	2.46	2.30	-12.5
Marquette County	2.62	2.49	2.37	-9.5
CUPPAD Region	2.78	2.64	2.37	-14.7
State of Michigan	2.84	2.66	2.56	-9.9

Source: U.S. Bureau of the Census for the years cited.

As discussed in Chapter 2, a smaller average household size may be attributed to several factors, including families having fewer children, an increase in the number of single parent families and increasing numbers of elderly residents living alone and remaining in their own homes.

Housing Values and Rent

In 2000, the United States Bureau of the Census reported that the median housing value in the Township was \$39,500, a marked increase from the 1990 value of \$24,000, but considerably lower than the median housing value of the County, CUPPAD Region and the State.

Unit of Government	1990	2000
Republic Township	\$24,000	\$39,500
Ishpeming Township	\$44,800	\$76,300
Champion Township	\$17,000	\$36,900
Ely Township	\$43,400	\$68,200
Marquette Township	\$51,800	\$97,400
Negaunee Township	\$48,200	\$91,000
Powell Township	\$34,800	\$69,700
Tilden Township	\$29,700	\$57,700
Ishpeming City	\$33,800	\$52,100
Negaunee City	\$38,400	\$61,300
Marquette County	\$44,800	\$77,200
CUPPAD Region	\$40,050	\$72,975

Table 7-9 Comparative Median Housing Values, Selected Areas, 1990 and 2000		
State of Michigan	\$60,600	\$115,600

Source: U.S. Bureau of the Census, 1990 Census of Population and Housing, STF 1A, H023B,
U.S. Bureau of the Census, Census 2000, Table DP-4.

Gross rent refers to the total cost of rent plus basic utilities. This is differentiated from contract rent, which represents only the actual cash rent paid or (in the case of vacant units) the rent asked for a unit. Gross rent in Republic Township has not increased dramatically from 1990 to 2000. The 1990 value was reported at \$207, while the 2000 value was \$247 as shown in Table 7-10. Gross rent in the Township is significantly lower than the County average and less than half of the State’s level.

Table 7-10 Median Gross Rent, Selected Areas, 1990 and 2000		
Area	1990 Value	2000 Value
Republic Township	\$207	\$247
Ishpeming Township	\$322	\$410
Champion Township	\$242	\$275
Ely Township	\$341	\$406
Marquette Township	\$378	\$501
Negaunee Township	\$339	\$474
Powell Township	\$288	\$367
Tilden Township	\$336	\$375
Ishpeming City	\$275	\$338
Negaunee City	\$300	\$381
Marquette County	\$333	\$398
CUPPAD Region	\$306	\$386
State of Michigan	\$423	\$546

Source: U.S. Bureau of the Census, 1990 Census of Population and Housing, STF 3A, H043A
U.S. Bureau of the Census, Census 2000, Table DP-4.

As shown in Table 7-11 below, for renter-occupied housing units, 42.6% pay no cash rent and nearly 30% pay less than \$299 for rent. This is well below the average rent for Marquette County, the CUPPAD Region and the State of Michigan.

Table 7-11 Gross Rent, Renter-Occupied Housing Units, Selected Areas, 2000								
Value	Republic Township		Marquette County		CUPPAD Region		State of Michigan	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than \$200	9	14.8	566	7.4	1,608	9.9	53,844	5.5
\$200 to \$299	9	14.8	1,130	14.7	2,346	14.4	52,030	5.3
\$300 to \$399	12	19.7	3,114	40.6	4,092	25.2	105,979	10.9
\$400 to \$499	3	4.9	1,757	22.9	3,546	21.8	169,853	17.4
\$500 to \$599	0	0.0	1,042	13.6	2,048	12.6	181,616	18.6
\$600 to \$699	2	3.3	492	6.4	873	5.4	142,184	14.6
\$700 to \$799	0	0.0	136	1.8	260	1.6	88,698	9.1
\$800 to \$899	0	0.0	77	1.0	108	0.7	53,242	5.5
\$900 to \$999	0	0.0	40	0.5	90	0.6	30,369	3.1
\$1,000 or more	0	0.0	60	0.8	174	1.1	55,732	5.7
No Cash Rent	26	42.6	389	5.1	1,122	6.9	42,766	4.4
Total	61	100.0	7,673	100.0	16,267	100.0	976,313	100.0

Source: U.S. Bureau of the Census, Census 2000, Summary File 3, H62.

Median contract rent is presented in Table 7-12. Republic Township exhibits much lower contract rent rates than all other municipalities in Marquette County.

Table 7-12 Median Contract Rent, selected Areas, 2000	
Republic Township	\$195
Ishpeming Township	\$315
Champion Township	\$275
Ely Township	\$305
Marquette Township	\$421
Negaunee Township	\$363
Powell Township	\$271
Tilden Township	\$306
Ishpeming City	\$298
Negaunee City	\$310
Marquette County	\$358
CUPPAD Region	\$333

State of Michigan	\$468
-------------------	-------

Source: U.S. Bureau of the Census, Census 2000, Summary File 3, H56
U.S. Census Bureau, Census 2000, Table DP-4

7.3 Financial Characteristics

As discussed in Chapter 3, median incomes in the Upper Peninsula are significantly lower than statewide averages. While this can be offset somewhat by lower local housing costs, the ability of local households to afford housing can be impacted by these lower incomes.

A common method used to gauge the affordability of a community's housing stock is the percentage of income spent on housing related expenses. Ideally, housing costs (mortgage, taxes, etc.) should consume no more than 25 to 30 percent of gross household income. Poverty status by age for Republic Township is presented in Table 7-13 and income levels for the Township are presented in Table 7-14. Tables 7-15 and 7-16 below indicate percentages of income directed to the cost of housing. Although the Census data is somewhat limited, it does illustrate the greater impact housing costs have on lower income households.

	64 years and under	65 years and above	Total Population	
			Persons	Percentage
Above Poverty	770	233	1,003	88.8
Below Poverty	98	29	127	11.2

Source: U.S. Bureau of the Census, Census 2000, Summary File 3, P087

Area	Median Income		Per Capita Income	Income Below Poverty Level	
	Household	Family		% of Persons	% of Families
Republic Township	\$27,500	\$33,472	\$15,524	11.2	6.9
Marquette County	\$35,548	\$46,281	\$18,070	10.9	6.0
CUPPAD Region	\$34,780	\$43,765	\$18,064	10.4	6.9
State of Michigan	\$44,667	\$53,457	\$22,168	10.5	7.4

Source: U.S. Bureau of the Census, Census 2000, Table DP-3.

	Republic Township	Marquette	CUPPAD Region	State of

		County		Michigan
Less than 15 percent	56.4	51.2	51.0	41.8
15 to 19.9 percent	11.8	18.4	17.5	18.4
20 to 24.9 percent	7.0	11.4	11.5	13.1
25 to 29.9 percent	6.3	6.7	6.6	8.3
30 to 34.9 percent	3.1	3.7	3.6	5.0
35.0 percent or more	15.0	8.1	9.2	12.7
Not computed	0.3	0.4	0.6	0.8

Source: U.S. Bureau of the Census, Census 2000, Table DP-4.

Table 7-16					
Household Income by Selected Monthly Owner Cost					
as a Percentage of Household Income, Republic Township, 2000					
Household Income	< 20%	20 - 24%	25 - 29%	30 - 34%	> 34%
< \$10,000	2	0	2	2	16
\$10,000 to \$19,999	34	8	4	3	18
\$20,000 to \$34,999	61	6	10	4	6
\$35,000 to \$49,999	34	6	2	0	3
\$50,000 to \$74,999	49	0	0	0	0
\$75,000 to \$99,000	5	0	0	0	0
\$100,000 or more	11	0	0	0	0

Source: U.S. Bureau of the Census, Census 2000, Summary File 3, H097.

7.4 Selected Housing Characteristics

Substandard housing information is presented in Table 7-17. Housing units lacking complete plumbing (hot and cold piped water, flush toilet and bathtub or shower) or complete kitchen facilities (an installed sink, range or other cooking appliance and refrigerator) are considered substandard. Less than 4.0% of homes have substandard plumbing and only 2.0% of homes in the Township have substandard kitchens, while no homes are considered overcrowded.

Table 7-17								
Substandard Occupied Housing, Selected Areas, 2000								
Characteristics	Republic Township		Marquette County		CUPPAD Region		State of Michigan	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Lacking Complete Plumbing Facilities	19	3.8	125	0.5	374	0.5	16,971	0.4

Lacking Complete Kitchen Facilities	10	2.0	103	0.4	384	0.5	17,844	0.5
Overcrowded	0	0.0	334	1.3	896	1.3	113,944	3.0

Source: U.S. Bureau of the Census, Census 2000, Table DP-4.

The type of heating fuel utilized in occupied housing units is presented in Table 7-20. Almost half of all occupied housing units in Republic Township use fuel oil or kerosene for heating. Bottled, tank or LP gas is the next most common method, with about one-third of homes using bottled gas for heating. Utility gas is used in the majority of homes throughout Marquette County, the CUPPAD Region and the State.

Source	Republic Township		Marquette County		CUPPAD Region		State of Michigan	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Utility Gas	2	0.4	16,794	65.2	43,406	61.2	2,961,242	78.2
Bottled, Tank or LP Gas	167	33.3	3,321	12.9	12,680	17.9	357,502	9.4
Electricity	27	5.4	2,113	8.2	4,377	6.2	251,208	6.6
Fuel Oil, Kerosene, etc.	241	48.0	2,402	9.3	5,990	8.4	130,933	3.5
Coal or Coke	0	0.0	0	0.0	2	0.0	659	0.0
Wood	63	12.5	964	3.7	4,016	5.7	54,608	1.4
Solar Energy	0	0.0	0	0.0	12	0.0	641	0.0
Other Fuel	0	0.0	112	0.4	296	0.4	18,413	0.5
No Fuel	2	0.4	61	0.2	130	0.2	10,455	0.3
Total Units	502	100.0	25,767	100.0	70,909	100.0	3,785,661	100.0

Source: U.S. Bureau of the Census, Census 2000, Table DP-4.

7.5 Issues and Opportunities

A recent nationwide trend indicates that homeowners generally prefer larger homes, often with multiple levels and built on large lots. The number of housing units in Republic Township has increased 5.9% from 1990 to 2000. Providing infrastructure, where feasible, within the Township could aid in drawing in future development.

About 30% of the Township's housing stock was built before 1939. Maintaining the aging housing stock within the Township is essential.

About 87% of the housing stock in Republic Township consists of single family homes. The number of people living in a household, as well as the age and relationship of those people, all influence the type of housing needed in a community. With the decrease in household size and increase in the number of non-family households, an effort should be made to continue to provide diversified housing options in the Township.

Median housing values in the Township have increased dramatically since 1990, while gross rent has also increased, but still remain lower than the State average. Higher rent has a significant impact on lower income households. Rental assistance programs could be pursued to curb the impact of higher housing costs.

Less than 4% of Republic Township's housing units are considered to be substandard, a decrease from levels reported in 1990.

Almost half of all occupied housing units in Republic Township use fuel oil or kerosene for heating. Bottled, tank or LP gas is the next most common method, with about one-third of homes using bottled gas for heating. With fuel costs rising, alternative heating methods should be looked into.

New housing development is occurring on bigger lots wherever available, in order to accommodate larger homes and around waterfronts. The zoning ordinance is the chief regulatory tool to guide development. A review and revision of the Township's zoning ordinance may be beneficial to guide future development.