

Chapter 10

Future Land Use

The Future Land Use Plan identifies the desired pattern of land development in the Township for a period extending approximately 20 years. This chapter describes the formulation process and the intended character of each land use classification. A future land use plan is general in nature. Boundaries between land use classifications are not intended to be parcel specific or prescribe specific land uses for legally described property. Rather, a future land use plan is a flexible document that describes a desirable pattern of future development within Kimball Township.

Formulation Process

The Future Land Use Plan evolved from a close examination of existing conditions described in the background studies and through consideration of the desired growth pattern expressed by the Township citizens.

The primary factors shaping the planned development pattern are the carrying capacity of the land, the presence of natural features, proximity to existing public utilities, population growth patterns, and access to regional transportation routes. Land within the Township has been planned for one of 14 different future land use types (two categories, rivers and bodies of water and rights-of-way are not considered future land use categories). The future land use acreage distribution is summarized in **Table 10-1**.

Land Use	Acreage	Percentage
Agricultural/Farmstead	10,174.5	42.5%
Rural Estates	4,436.8	18.5%
Single-Family Residential	3,094.6	12.9%
Multi-Family Residential	20.4	0.1%
Mobile Home Park	57.5	0.2%
Public/Semi-Public	312.7	1.3%
Parks and Recreation	1,307.8	5.5%
Office	157.7	0.7%
Local Commercial	206.4	0.9%
General Commercial	795.2	3.3%
Regional Commercial	306.2	1.3%
Light Industrial	245.5	1.0%
Landfill	250.1	1.0%
Airport	686.4	2.9%
Rivers and Bodies of Water	225.7	0.9%
Rights-Of-Way	1,690.6	7.1%
Total	23,968.1	100.0%

Range Road Corridor Plan

In addition to the traditional future land use planning process, Kimball Township's Future Land Use Map also reflects the results of the Range Road Corridor Plan. The Range Road Plan is a multi-jurisdictional plan depicting the preferred development pattern for the corridor for the next fifteen to twenty years. As well as land use recommendations, the Range Road Plan also establishes a desired character for the area and provides strategies for enhancements and development of this image. The inclusion of the Range Road Plan adopted land uses further substantiates Kimball Township's future land use process as reflective of not only Township, but regional issues as well.

Future Land Use Categories

Agricultural/Farmstead

The Agricultural/Farmstead category generally includes land that is being used for farming and crop cultivation purposes. Generally, lands in this category occupy large-sized parcels, which may include a single-family residence. Also, this land use type allows several outbuildings that are related to the agricultural type uses.

Agriculture should remain the predominant use in these areas, however, non-farm uses may be considered acceptable if designed to conform to the rural atmosphere found in the surrounding area. Architectural design of non-agricultural uses should draw upon the bulk, styling, and proportions of traditional farm buildings wherever possible.

Uses that may blend in with the countryside include value-added industry such as cabinet, gazebo, and furniture making. Other non-farm uses that may be considered compatible include kennels and veterinary facilities, noncommercial wind energy and conversion systems, and possible tourist oriented business, etc. Permitting uses such as those identified above will assist in the preservation of farmland by allowing property owners the option for a second income, permitting them to continue practicing farming in all economies.

Rural Estates

The Rural Estates category is intended to provide for the development of rural residences on land that was previously agricultural. Rural Estates accommodate both the protection of agricultural lands and the development of new residential areas. Rural Estates will also provide open space areas that will offer a suitable transition between the agricultural and higher density uses.

Generally acceptable land uses include residential development at an average development density of one dwelling unit per 2.5 acres and other community-oriented uses such as day care and adult foster care facilities, churches, as well as public and private recreation facilities. Home-based businesses may also be permitted under limited conditions.

Single-Family Residential

The Single-Family Residential category is intended to provide a transition from an urban to rural setting. This category would include site-built single-family detached structures, manufactured (modular) dwellings located outside designated mobile home parks, and accessory buildings, such as garages, that are related to single-family uses. Single-family dwellings in the Township may be located as part of a subdivision or on individual parcels.

Generally acceptable land uses include residential development at an average density of two dwelling units per acre where Township sewer services are available, or 1.1 units per acre (following St. Clair County Health Department standards) where on-site sewer/septic systems must occur. Open space planning or cluster housing developments are design options for the creation of common open space within new residential neighborhoods. Home-based businesses should be carefully regulated in this area to prevent negative impacts on adjacent homes and the residential character of the area.

Multi-Family Residential

The Multi-Family Residential classification is intended to provide opportunities for housing styles, which are an alternative to traditional subdivision development. Multi-family developments may serve as a transitional land use that buffers single-family homes from more intensive land uses or the impacts associated with major transportation corridors. An important component of multi-family developments is that they must be served adequately by essential public facilities. These facilities include services such as water and sewer, storm drainage, and refuse disposal. Due to the higher density and trip generation potential of multiple-family developments, these uses are sited so that ingress and egress is provided directly from a major thoroughfare or collector street.

Permitted uses within this district are garden apartments, townhouses, multi-family upscale condominium developments and convalescent or nursing homes. This type of development is encouraged to locate in areas well served by the existing transportation network and where the amenities of urban living may be best provided. However, the undue concentration of any one type of housing in a single area is to be discouraged.

The recommended residential density of a multi-family development is 10 to 15 units per acre, depending on the dwelling unit type. It is important that these developments are well designed and include characteristics such as:

- Adequate distance between structures within the development;
- Appropriate height limitations, served with open space;
- Utilities;

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- Access only to paved streets with safe and efficient egress and ingress designed to minimize congestion and interference with normal traffic flow;
 - Adequate drainage; and,
 - Greenbelts designed to buffer the development from single-family residential districts or any developed non-residential district.

Mobile Home Park

The purpose of mobile home parks is to encourage a suitable environment for persons and families who, by preference, chose to live in a mobile home rather than a conventional stick-built structure. The Mobile Home Park land use classification includes lands assembled for the purpose of locating a planned mobile or manufactured home community. Development should be in a subdivision design with related service and recreational areas.

Public/Semi-Public

This category includes all public lands devoted to a public purpose such as schools, municipal offices, police and fire departments, department of public works, sewage and water treatment facilities, electrical substations, libraries and other comparable uses. Additionally, this land use classification identifies semi-public uses that are privately owned, but are generally open to the public. These uses would include churches, meeting halls, auditoriums, cemeteries and the like.

Parks and Recreation

The Parks and Recreation land use category of the Master Plan refers to those lands principally used for recreational purposes. This may include active recreation facilities such as playground equipment, ball diamonds, tennis courts, soccer fields, and public and private golf courses. In addition, passive recreation facilities, such as hiking trails, beach and picnic areas, are also included in this category.

Office

Generally acceptable land uses within the Office land use classification include professional offices, including medical, dental and veterinary clinics, business offices, and personal service establishments.

Local Commercial

The Local Commercial land use classification is intended to provide locations for small businesses established to meet the day-to-day convenience shopping and service needs of neighborhood residents. Generally acceptable uses within the Local Commercial area include retail businesses, personal service establishments, and restaurants. Individual businesses within the Local Commercial area should not exceed 5,000 gross square feet and commercial buildings for multiple tenants should not exceed 10,000 gross square feet. The purpose of the floor area restriction is to ensure that the Local Commercial area remains focused toward serving the day-to-day needs of the local neighborhood market area rather than expanding to service a regional market area. Local Commercial uses should be encouraged to provide shared access points, screened parking, and screened loading areas. Building architecture and signage should be compatible with surrounding uses, including residential uses.

General Commercial

General Commercial uses are those which are comprised of a single structure or group of structures having a large amount of floor space and a variety of commercial and service establishments. They typically offer products and services needed less frequently, which draw comparison shoppers. Often these uses are found in a community or regional shopping center. Uses included in this category are general merchandise stores, apparel and accessory shops, grocery stores, and furniture and appliance establishments.

Regional Commercial

The Regional Commercial district is designed for uses that do not require location in a shopping center. Rather, such uses typically benefit from a location on a major thoroughfare that permits good access. Uses included in the Regional Commercial category are larger retail strip developments containing two or more retail/commercial anchors, discount supermarkets, automotive sales and service, commercial lodging, large super center retail stores, eating and drinking establishments, and landscape or building material outlets.

Light Industrial

The Light Industrial classification is generally intended to accommodate low impact light industries that have comparatively high acreage requirements. Smaller scale, low impact light industrial uses and manufacturing or services that do not require heavy truck traffic such as repair and welding shops or light assembly businesses are encouraged to be developed. Often these types of uses may have significant outdoor storage or shipping/receiving requirements. Buffering devices should be used, where appropriate, to mitigate industrial uses from adjacent residential properties.

Future industrial development should incorporate sound industrial site design principles. The main elements of high-quality light industrial site design include: controlled and convenient access; service areas located at the sides and rear of buildings; visitor parking and on-site circulation; screening of outdoor storage, work areas, and equipment; and emphasis on the main building entry and landscaping. A variety of building and parking setbacks should be provided in order to avoid long monotonous building facades and to create diversity.

Landfill

This land use category includes lands that accept and or process all types of industrial, commercial, and residential refuse, including building demolition material, metal barrels, tree stumps, tire, asbestos materials, medical waste, and special waste (i.e., contaminated soils).

Airport

The Airport classification includes land that serves both public and private aircraft and aircraft related activities.