



Existing Land Use

SECTION

Introduction

The character of our physical environment is influenced by many factors. Chief among these is the use of land, the distribution of uses within a community, and the relationship of these uses to one another. These factors strongly influence the overall character and image of the community. They also influence quality of life and our relative degree of satisfaction with our surroundings.

Land use characteristics and other relevant physical features are among the most important aspects of the land use planning process. These features establish the observable physical setting upon which the future of the community will be based. They also influence the development potential of the community.

The chief feature of this chapter is an examination of the Township's land use characteristics on a classification basis. Each of the Township's individual land use categories are discussed, including the amount of the land devoted to each category and the distribution of the uses throughout the community.

Methodology

Lapeer Township's boundaries are a product of the Northwest Ordinance of 1787, establishing a uniform system of land divisions into a grid pattern. This system was devised to assist the eventual settlement of the vacant interior portion of the United States. Townships created as a result of this process were subdivided into 36 one-mile square divisions that are known as sections. Consistent with this process, Lapeer Township would consist of approximately 36 square miles, however the City of Lapeer subtracts from that total.

The Township's boundaries are formed by Bowers Road on the north, Sutton Road on the south, Baldwin Road to the west, and Five Lakes Road on the east.

Existing land use data for the Township was gathered during a windshield survey of the community conducted in 2008, as well as the County and State's most recent aerial photography. Land use features were recorded on a parcel-by-parcel basis on an updated Township base map. Information from both sources was subsequently transferred to a base map according to the individual categories shown in the following text. Each category was measured to determine the amount of land area occupied by each individual land use class.

Land Use Categories

Vacant – Based on a generalized existing land use survey of the Township, a total of approximately 7,560 acres were categorized as being primarily farmed. This total is approximate in that smaller properties which were farmed but also contained a residence were counted within the single family residential totals. In addition, those properties which were being farmed to a certain extent but remained largely untilled were categorized under the vacant property classification.

Single Family Residential – The survey indicated that a total of approximately 7,000 acres were dedicated for single family purposes within the Township.

Multiple Family and Manufactured Housing – The Township contains nearly no multiple family housing, however the Pine Lakes manufactured housing development is located on the south side of Imlay City Road. The identified properties in this classification total approximately 75 acres of land (an additional approximate 75 acres is zoned for additional development).

Commercial and Office Properties – Within the Township, a total of approximately one hundred (100) acres of land were being utilized for either commercial or office purposes. Nearly all of this acreage was either along Imlay City Road or M-24. Some uses along Imlay City Road which were retail uses of an industrial nature were categorized as industrial.

Industrial Properties – A total of approximately one hundred and fifteen acres of industrial land use were identified as a part of the existing land use survey. Properties such as Atlas Overhead Door and the Lapeer County Press Building are typical for this classification.



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Generalized Existing Land Use



Lapeer Township

Lapeer County

Map Prepared By:
Lapeer Township Planning Commission

With Assistance From:
Community Planning & Management, P.C.

Base Map: Lapeer County Equalization

Legend

- | | |
|--|---|
|  Vacant |  Office |
|  Farmland |  Commercial |
|  Single Family |  Industrial |
|  Multiple Family |  Public |
|  Manufactured Housing Community |  Semi Public |



LAPEER TOWNSHIP

Master Land Use Plan

Public and Semi Public – A total of approximately fifty five (55) acres were dedicated as either public or semi public property. This includes the Township Hall, the Lapeer County Health Department as well as the developed churches within the Township.

School – The lone school located within the Township being Maple Grove Elementary, located at Maple Grove Road and Imlay City Road totals approximately 17 acres of land.

Zoning

Along with reviewing the existing land use for the Township, the amount of acreage in each of the Township's existing zoning districts was also reviewed. The following is a generalized calculation of the totals of each district. The last section of the Master Plan, the Zoning and Implementation Plan will provide a correlation between the proposed future land use shown in the Master Plan and the Township's current zoning scheme.

Agricultural Estate AE - 14,750 acres

The Agricultural Estates district requires lot sizes of five (5) acres and three hundred feet of frontage.

Single Family Residential R1-A - 840 acres

The R1-A Single Family District requires lot sizes of one (1) acre and 150 feet of frontage.

Single Family Residential R1-B - 3,250 acres

The R1-B Single Family District requires lot sizes of approximately one half acre (24,000 square feet) and 120 feet of frontage.

Single Family Residential R1-C - 350 acres

The R1-C Single Family District requires lot sizes of 10,000 square feet and 80 feet of frontage.

Multiple Family Residential RM - 1 acre

The RM Multiple Family Residential District allows for the development of apartments, townhouses and attached condominiums.



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Mobile Home Park RMH - 150 acres

The RMH Mobile Home Park District allows for the development of manufactured housing communities.

General Office O1 - 2 acres

The O-1 General Office District allows for the development of typical office uses such as lawyers, doctors, dentists, etc.

Local Business C-1 - 60 acres

The C-1 Local Business District allows for office type uses as well as some limited retail sales such as apparel stores, jewelry and book stores and the like. Lots are required to have a minimum of eighty (80) feet of width with no specified lot area.

Planned Shopping Center C-2 - 20 acres

The C-2 Planned Shopping Center District allows for a more extensive list of retail uses than the C-1 District including department stores, theaters, restaurants, etc. The lot size for the C-2 District is two (2) acres and two hundred (200) feet of frontage.

General Business C-3 - 85 acres

The C-3 General Business District allows for the most intense commercial development including gasoline service stations and fast food restaurants as special approval land uses. The C-3 District Requires lots of eighty (80) feet in width and no specific lot area.

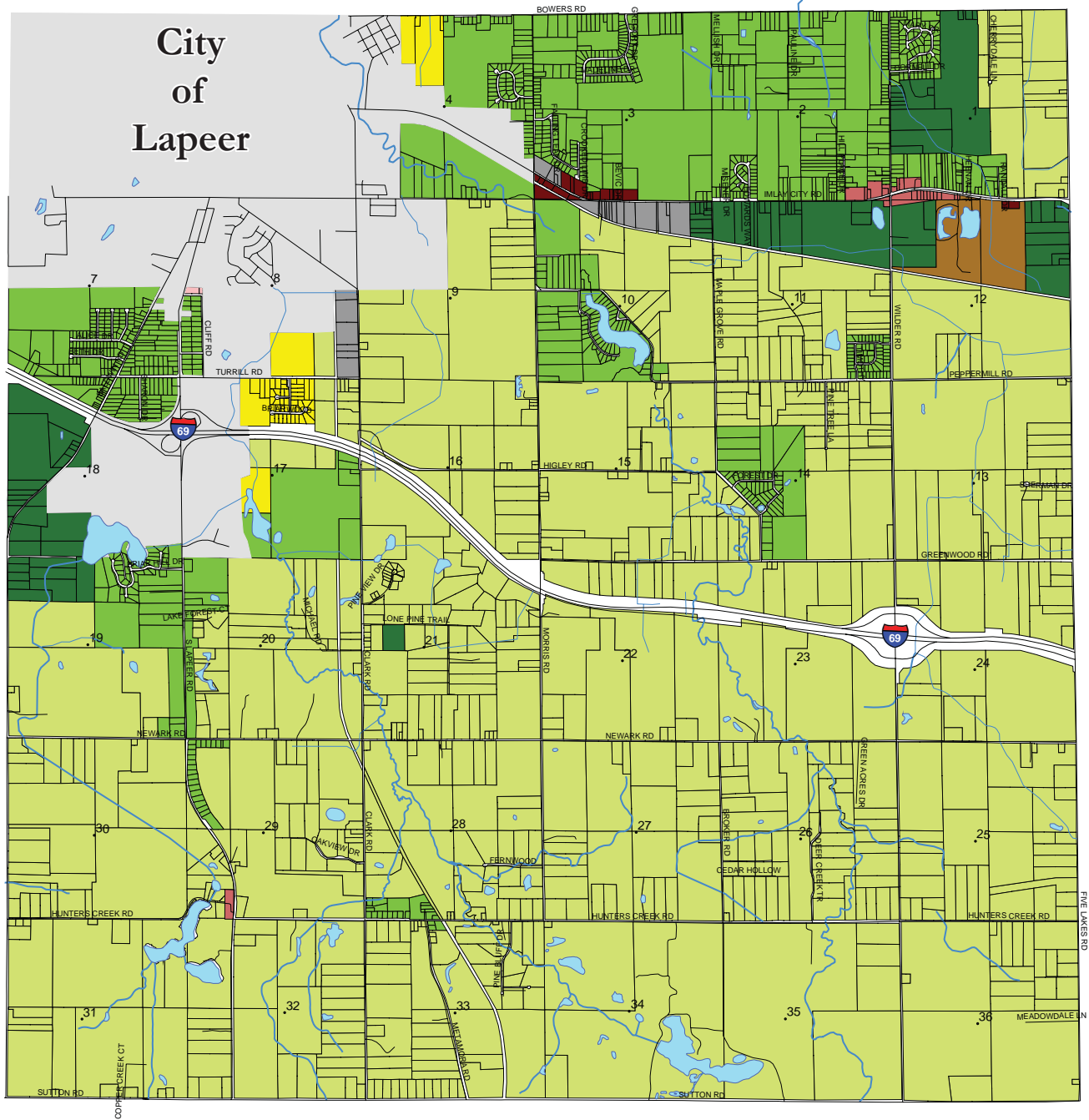
Light Industrial M-1 - 95 acres

The M-1 Light Industrial District allows for typical industrial land uses including warehousing, processing and manufacturing. The M-1 District requires lot sizes of 20,000 square feet and eighty (80) feet of frontage.

Heavy Industrial M-2 - 0 Acres

The M-2 Heavy Industrial District allows for more intense industrial uses which have additional outdoor activities as well as those which generate additional noise and vibration.

Generalized Zoning















Lapeer Township

Lapeer County

Map Prepared By:
Lapeer Township Planning Commission

With Assistance From:
Community Planning & Management, P.C.

Legend

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|---|---|
|  AE AGRICULTURAL-ESTATE |  O-1 GENERAL OFFICE |
|  R-1A RURAL NON-FARM RESIDENTIAL |  C-1 LOCAL COMMERCIAL |
|  R-1B SINGLE FAMILY RESIDENTIAL |  C-2 PLANNED SHOPPING CENTER |
|  R-1C SINGLE FAMILY RESIDENTIAL |  C-3 GENERAL COMMERCIAL |
|  RMH MOBILE HOME PARK |  M-1 LIGHT INDUSTRIAL DISTRICT |
|  RM MULTIPLE FAMILY RESIDENTIAL |  M-2 HEAVY INDUSTRIAL |



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Base Map: Lapeer County Equalization