

## SECTION 6

# EXISTING LAND USE

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Wadsworth Township includes a wide variety of development that has been constructed over a long period of time. Residential uses have experienced rapid growth over the past 10 years, with more than twice as much land dedicated to residential uses in 2005 than in 1994. Agriculture has remained the dominant land use in the Township, with approximately half of all land devoted to agriculture in both 1994 and 2005. In 2005, 7.2 percent of all land was classified as vacant.

For reference, the Township covers an area of approximately 15.6 square miles. Of this area, 0.8 square miles, or 5.3 percent, is right-of-way (roadway, railroad, etc.), and the remaining 14.8 square miles, or 94.7 percent, is in parcels under public or private ownership.

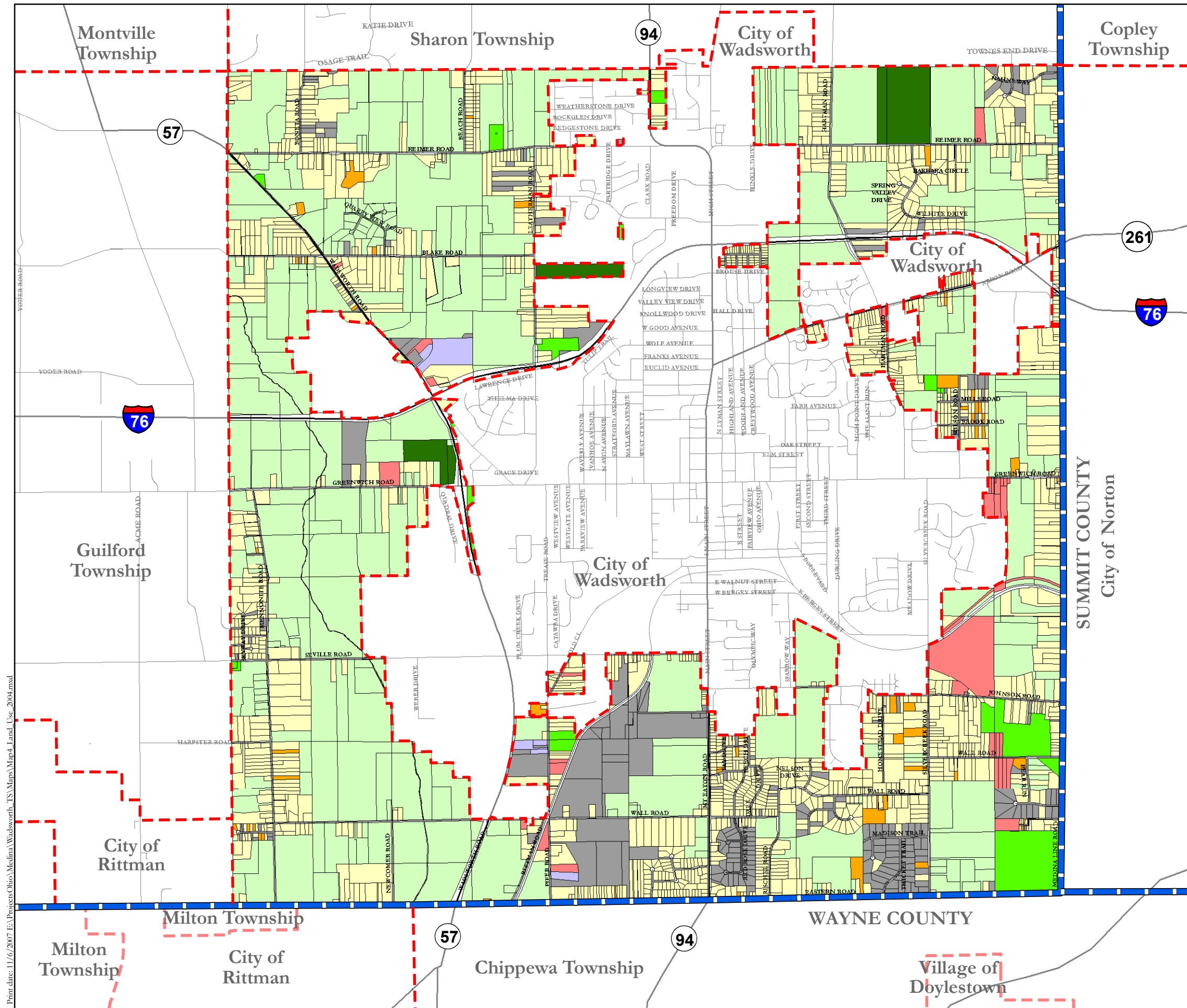
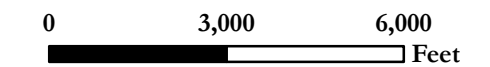
*Map 4 Existing Land Use* shows existing Township land uses, based on the land use classifications used for taxing purposes by the Medina County Auditor. All information represents general conditions and is not intended to reflect parcel-specific features. A description of each of the eight existing land use categories, including definition, location, and the percentage of land in the Township devoted to each land use category follows.

# Map 4 Existing Land Use

Wadsworth Township,  
Medina County, Ohio

-  County Boundary
  -  Township/ Village/ City Boundary
  -  Roads
- Existing Land Use**
-  Agriculture
  -  Single Family Residential
  -  Multiple Family Residential
  -  Commercial/Public Utility
  -  Industrial
  -  Institutional/Parkland
  -  Private Recreation
  -  Vacant

Base Map Source: Medina County GIS, 10/04/2006  
Data Source: Medina County Auditor, 12/1/2005



Print date: 11/6/2007 E:\Projects\Ohio\Medina\Wadsworth\_Township\Map4\_Land\_Use\_2004.mxd

## Existing Conditions

### **AGRICULTURE**

- **Definition:** Agriculture land includes all land used actively as a general farm, livestock farm, dairy farm, poultry farm, fruit and nut farm, vegetable farm, tobacco farm, nurseries, and green houses. This category does not include land classified as vacant agricultural land by the County Auditor.
- **Location:** Large continuous stretches of agriculture land are found throughout the Township. The majority of agriculture land is found in the western portions of the Township.
- **Acreage:** Approximately 5,074.4 acres, or 50.9 percent, of the Township's land falls into this category. In terms of acreage, this use is the most dominant existing land use category in the Township. Between 1994 and 2005, the total acreage of agriculture land has decreased by 513.6 acres from 5,588 to 5,074.4 acres.

### **SINGLE FAMILY RESIDENTIAL**

- **Definition:** Single family residential land includes all single family and two family dwellings on lots.
- **Location:** Single family residences are located throughout the Township.
- **Acreage:** Approximately 2,927.6 acres, or 29.4 percent, of the Township's land falls into this category. This is the second most dominant existing land use category in the Township.

### **MULTIPLE FAMILY RESIDENTIAL**

- **Definition:** Multiple family residential land includes all attached condominiums, apartments, manufactured housing, and other multiple family dwelling configurations.
- **Location:** Multiple family residences are located throughout the Township, and are normally located adjacent to or near single family residential uses.
- **Acreage:** Approximately 93.8 acres, or 0.9 percent, of the Township's land falls into this category.

### **COMMERCIAL/PUBLIC UTILITY**

- **Definition:** Commercial/Public Utility land consists of commercial and offices uses, including retail stores, hotels, motels, theaters, as well as other compatible uses. The category also includes land owned by public utilities, such as the Ohio Edison Company.
- **Location:** Commercial/Public Utility land is dotted throughout the Township, primarily along Arterial and Collector streets.
- **Acreage:** Approximately 199.6 acres, or 2.0 percent, of the Township's land falls into this category. Of the 199.6 total acres in this category, approximately 150 acres are owned by the Ohio Edison Company.

## INDUSTRIAL

- **Definition:** Industrial land includes all industrial and mining uses.
- **Location:** Most industrial land is located along the Akron Barberton Cluster Railway, which runs through the southern portion of the Township. A small amount of industrial land is also located along Wadsworth Road in the northwestern portion of the Township.
- **Acresage:** Approximately 46.9 acres, or 0.5 percent, of the Township's land falls into this category.

## INSTITUTIONAL/PARKLAND

- **Definition:** The Institutional/Parkland category includes community churches, civic organizations, and parkland owned by either the City of Wadsworth or the Akron Metropolitan Park District.
- **Location:** Institutional/Parkland land is scattered throughout the Township.
- **Acresage:** Approximately 222.7 acres, or 2.2 percent, of the Township's land falls into this category.

## PRIVATE RECREATION

- **Definition:** Private recreation land includes privately owned recreation uses, such as golf courses.
- **Location:** Private recreation land is located in the northeastern portion of the Township along Reimer Road.
- **Acresage:** Approximately 161.4 acres, or 1.6 percent, of the Township's land falls into this category.

## VACANT LAND

- **Definition:** Vacant land includes all undeveloped land and land with vacant buildings, regardless of use.
- **Location:** Vacant parcels are scattered throughout the Township. There are a few large parcels that are currently zoned to accommodate industrial uses south of Wall Road and east of Pifer Road. Most other vacant parcels appear to be located in platted subdivisions throughout the Township.
- **Acresage:** Approximately 717.6 acres, or 7.2 percent, of the Township's land falls into this category.