

SECTION 7

FUTURE LAND USE

One of the most important components of the Plan is the Future Land Use Map. *Map 5 Future Land Use* consolidates existing conditions information collected in Sections 2 through 6 of this Plan with the public input gathered throughout the process to create a vision of future land use in the Township. *Map 5 Future Land Use* should be used as a tool to guide future land use policies and decisions, and reflects responsible use and reuse of land that is consistent with the Township's visions.

FUTURE LAND USE

Map 5 Future Land Use recommends three future land use categories. Descriptions of these categories follow:

RESIDENTIAL 0.50 DU/ACRE

The Residential 0.50 DU/acre (minimum lot size of two acres) future land use category applies to most areas of the Township and can be characterized as follows: areas of the Township that have both large and small lot sizes, areas with both minimal environmental constraints and significant natural features such as floodplains, slopes greater than 12 percent, and high ground water pollution potential, areas located adjacent to and/or surrounded by the City of Wadsworth, and areas that are either served by central water and/or sewer service or lack such services. This category provides for

residential development within the Township. Potential uses include agriculture, single and two-family homes, multi-family developments, planned residential developments, schools, parks, and trails. This category comprises approximately 14,432 acres or 90 percent of the Township.

OFFICE/SERVICE

The Office/Service land use category is located in limited areas directly adjacent to or in close proximity to freeway interchanges or major roadway intersections. Recommended uses include professional office uses such as banks and law offices, neighborhood services such as grocery stores, hardware stores, and dry cleaners, and other small-scale limited retail establishments, with higher intensity uses permitted closer to highway interchanges as conditional uses. This category comprises approximately 115 acres or 1 percent of the Township.

LIGHT INDUSTRIAL

The Light Industrial land use category applies to those areas that are primarily industrial in use, but are in proximity to residential land uses. The proximity of these areas to residential uses requires that less intense industrial uses are developed or redeveloped, in order to keep intense industrial uses separate from residential uses. These areas are appropriate for research and development, light industrial and manufacturing, and other industrial uses that will not adversely affect adjacent residential uses. This category comprises approximately 1,426 acres or 9 percent of the Township.

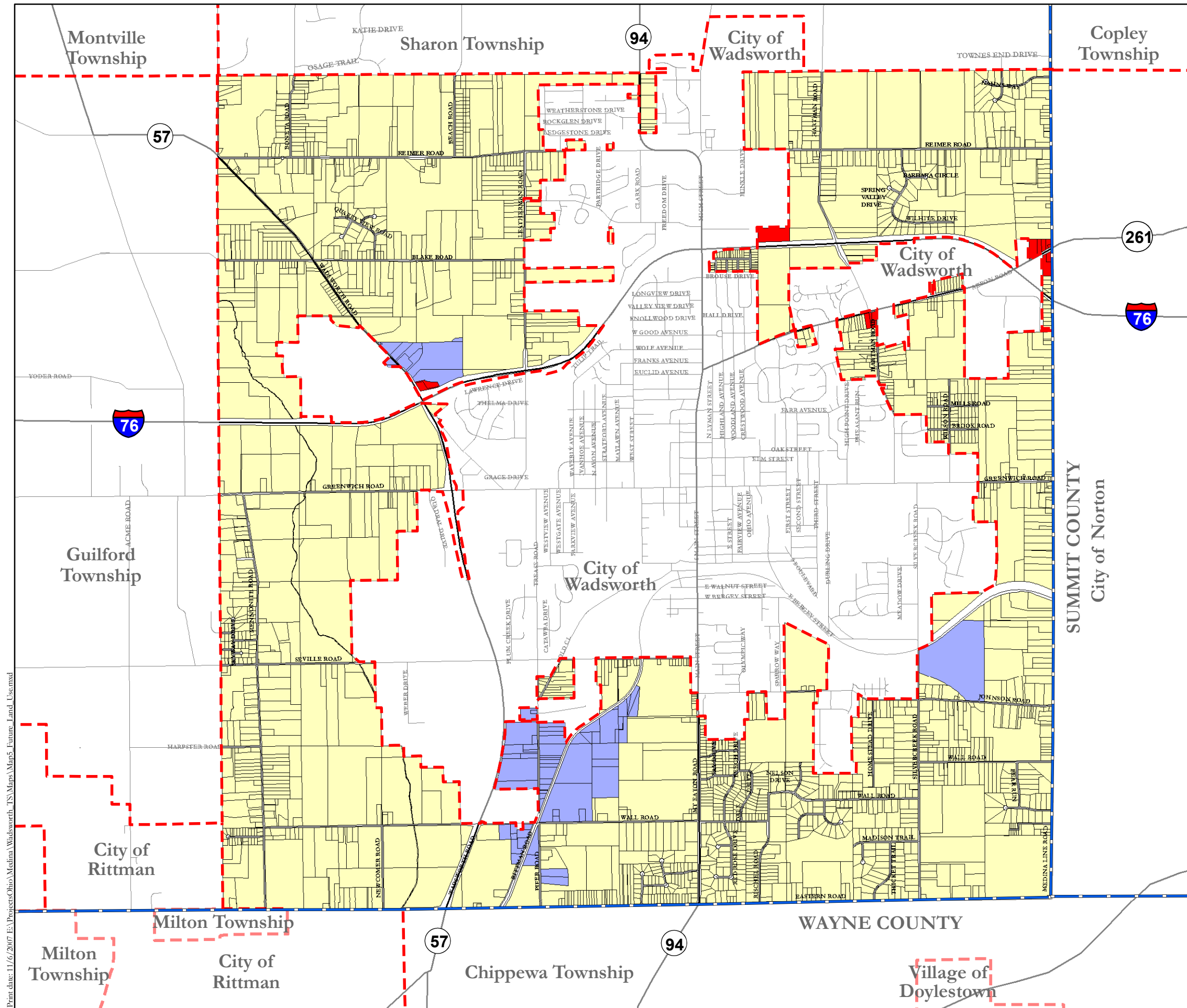
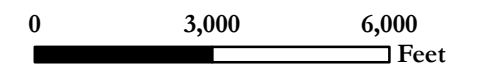
Map 5 Future Land Use

Wadsworth Township,
Medina County, Ohio

Future Land Use

- Residential 0.50 DU/acre
- Office/Service
- Light Industrial
- Roads
- County Boundary
- Township/ Village/ City Boundary

Base Map Source: Medina County GIS, 10/04/2006
Data Source: McKenna Associates Inc., 10/07



Print date: 11/6/2007 E:\Projects\Ohio\Medina\Wadsworth_TSI\Maps\Map5_Future_Land_Use.mxd