

Future Land Use Classifications

How to interpret and apply the Future Land Use (FLU) Classifications

The following classifications are general guides that delineate the generally desired growth patterns. Context, development/redevelopment, Guiding Principles and similar circumstances can have an effect on a properties FLU. The classifications are not an entirely rigid policy but rather a blend of circumstances on the ground and the community's intended vision. When there appears to be a conflict, priority should be placed on minimizing impacts to less intense areas.

The Future Land Use Map reflects the community's desire to remain predominantly Agricultural Rural/Suburban in nature, with key emphasis on preservation and efficient maximization of existing commercial/industrial cluster areas. Commercial development is to be guided into key node areas along the SR 125 corridor where infrastructure and services are available, in order to better achieve an orderly and high quality development pattern, rather than inefficiently allocating resources via the sprawl pattern.

- **Rural Cluster:** These areas are to be primarily preserved spaces (Over 50%) or remain natural space. Residential development is generally permitted at a density of 1 Unit/5 Acres. Conservation subdivisions which may permit density bonuses (up to 1 Unit/Acre max) and smaller minimum lots et.al but remain less dense than suburban development may be developed in these areas where infrastructure is deemed sufficient to handle the intended density and is balanced with a strong emphasis on preservation.

Future Land Use Classifications

- **Agricultural/Rural Residential:** These areas are to be primarily agricultural and or rural residential, with major emphasis on hillside, tree and waterway protection. Some low intensity commercial uses may be permitted on a very limited basis at major intersections, that are rural in nature, enhance rural character in the area and infrastructure permits. Residential densities of 2-5 acres or more per dwelling unit are envisioned. Cluster/Conservation development can be appropriate in these areas when strong emphasis is placed on preservation, natural space enhancement, stormwater management and conscientiousness of infrastructure adequacy.
- **Rural Commercial:** These areas are to be primarily rural in nature but due to their location near intersections in rural areas, may be suitable for light commercial (retail, restaurants, low impact recreation) uses.
- **Suburban Residential:** Areas predominantly single family residential in character, including appurtenant amenities and open space. Development should generally occur around 2 units/acre. Higher density development (up to 4 units/acre) may be permitted when creative design is promoted to produce additional amenities, additional natural space preservation and infrastructure permits.

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- **Neighborhood Residential Transition:** Areas predominantly residential in character, but which are located in close proximity to commercial areas. Development should generally occur around 4 units/acre. Higher density development (5 to 7 units/acre) may be permitted when creative design is promoted to produce additional natural space preservation and infrastructure permits. Single Family Homes, Patio Homes and some Townhomes are generally conducive to these areas. Pedestrian connectivity to commercial areas is highly emphasized in these areas.

- **Suburban Commercial:** Land uses dedicated to commerce, including restaurants, retail, daycares, entertainment and similar uses that serve the community. These areas are intended to be walkable and prioritize serving pedestrians over vehicles. Some mixed use, including residential mixed use (6 Units/Acre) may be permitted in designated node areas, when built in conjunction with commercial uses and integrated seamlessly.

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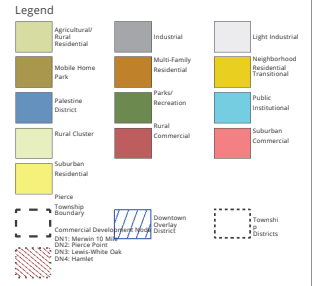
- **Light Industrial:** Land uses involved in the assembly, manufacture and processing of raw materials, chemicals and equipment, construction contracting, storage and similar in a completely enclosed area that does not produce dust, smoke, noise or other disturbances.
- **Mobile Home Park:** Site(s) occupied by dwelling structures produced off-site; these site(s) are developed in a unified manner.
- **Parks/Recreation:** Land designated as public parks, including preserves and outdoor recreational facilities.
- **Node Commercial:** Specially designated areas with an emphasis on context specific designs, where a range of compatible uses are promoted.

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- **Palestine District:** A river district of residential nature, conducive to water based recreation and living.
- **Public Institutional:** Land uses of a public nature including government facilities, schools, churches and cemeteries, and similar uses that are generally exempt from taxation.
- **Multi-Family Residential:** Land uses consisting of structures occupied by three (3) dwelling units or more.
- **Industrial:** Land uses involved in the assembly, manufacture and processing of raw materials, chemicals and equipment, construction contracting, storage and similar.

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PIERCE TOWNSHIP OHIO FUTURE LAND USE MAP



TOWNSHIP DISTRICT MAP

