

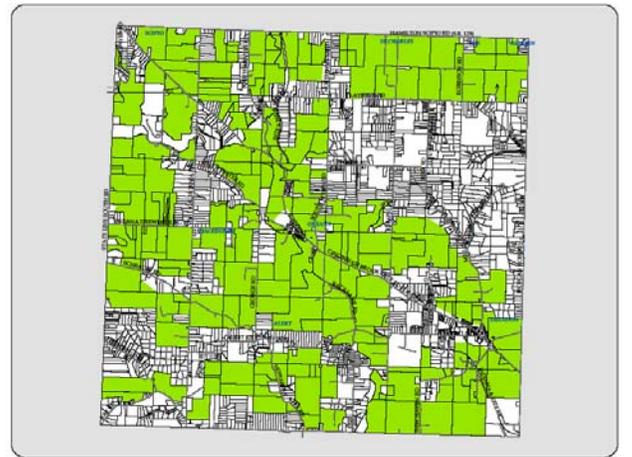
LAND USE PLAN CATEGORIES

A Land Use Plan looks twenty years into the future. It establishes goals and priorities for future land development. Land Use Plans establish preferable sites for agricultural, residential, commercial, industrial and recreational uses. Before classifying parcels in various categories it is important to have a definition for those categories. The Morgan Township Land Use Plan Committee and the Butler County Department of Development created eight Land Use Categories and two Other Land Use Considerations for the Morgan Township Land Use Plan and Land Use Plan Map.

The Land Use Plan Categories and Other Land Use Considerations for Morgan Township their definitions and geographic locations are found on the following pages. It should be noted that residential areas have been divided into four categories Agricultural Estate (See Page 34), Rural Estate (See Page 35), Mobile Home Park (See Page 36), and Planned Residential & Planned Neighborhood Business Mixed Use (See Page 37). Residential areas were divided into four categories because the Morgan Township Land Use Committee sought to acknowledge various forms of residential development.

The Land Use Plan map on Page 43 brings together each of the Land Use Categories.

AGRICULTURAL



Parcel Map of Agricultural Properties

CHARACTERISTICS

Land areas in Morgan Township currently used for agricultural production or the raising of livestock. These areas may contain farm dwellings, barns, wooded areas, ponds, creeks, or a combination of these features. These areas are characterized by generally level to slightly rolling topography and contain “prime” farmland soils as defined by the United States Department of Agriculture (USDA).

FUTURE USE

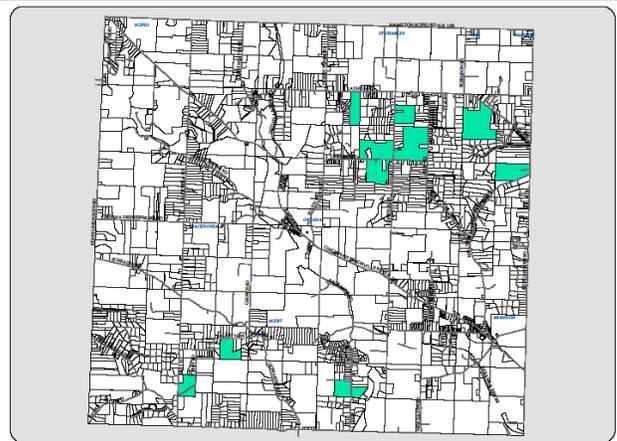
This land is most suitable for continued agricultural production. Other uses may include natural areas and Planned Conservation Development. Planned Conservation Developments shall consist of not less than fifty (50) percent agricultural land or common open space and not greater than fifty (50) percent residential development (see *Morgan Township Zoning Resolution* for additional details).

STRATEGIES

- 1.) Encourage land owners to take advantage of existing agricultural preservation programs such as Current Agricultural Use Valuation (CAUV).
- 2.) Provide educational literature to land owners about conservation development best practices and the importance of keeping agricultural land in farm use.
- 3.) Protect sensitive environmental areas by focusing development where these features do not exist, as indicated on the *Environmentally Sensitive Areas Map* (See Page 27).

AGRICULTURAL ESTATE

GOAL: To allow for a transition to primarily residential use by recognizing areas that may be converted from agricultural to residential use.



Parcel Map of Agricultural Estate Properties

CHARACTERISTICS

Land areas in Morgan Township which may be used for agriculture but the surrounding land uses consist of primarily smaller acreage single-family residential parcels. These lots usually have a single private driveway.

FUTURE USE

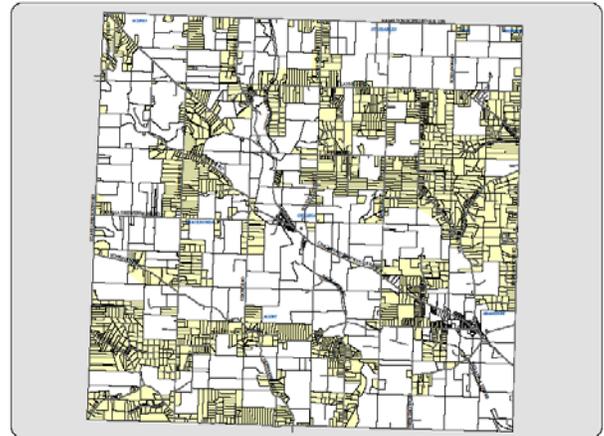
Land that is primarily residential in character, which may contain some agricultural uses in a limited fashion on parcels forty (40) acres in size or greater or may be developed as a Planned Conservation Development. Planned Conservation Developments shall consist of not less than fifty (50) percent agricultural land or common open space (see *Morgan Township Zoning Resolution* for additional details).

STRATEGIES

- 1.) Encourage land owners to take advantage of existing agricultural preservation programs such as Current Agricultural Use Valuation (CAUV).
- 2.) Provide educational literature to land owners about conservation development best practices.
- 3.) Protect sensitive environmental areas by focusing development where these features do not exist, as indicated on the *Environmentally Sensitive Areas Map* (See Page 27).
- 4.) Ensure adequate infrastructure (i.e. road improvements, public water, fire-flow, etc.) is in place to address environmental, health and safety concerns.

RURAL ESTATE

GOAL: To preserve land areas for primarily single-family residential uses.



Parcel Map of Rural Estate Properties

CHARACTERISTICS

Land areas in Morgan Township consisting of single family residential development on lots generally two acres in size or larger with frontage along existing county or state routes, these areas also include numerous private road developments with lots sharing common private drives.

FUTURE USE

Land that is primarily single-family residential in character on parcels less than forty (40) acres in size.

STRATEGIES

- 1.) Ensure existing residential development is provided with adequate services such as public water and stormwater management.
- 2.) Discourage numerous driveway access points to county and state roadways. Encourage the use of common shared-access driveways to these roads.
- 3.) Ensure adequate infrastructure (i.e. road improvements, public water and fire –flow, etc.) is in place to address environmental, health, and safety concerns.

MOBILE HOME PARK

GOAL: To provide a designated area for single-family manufactured homes.



Parcel Map of Layhigh Estates

CHARACTERISTICS

Land areas in Morgan Township intended for the placement of single-family manufactured homes having similar dimensions and construction. Layhigh Estates, located in the northeast portion of Morgan Township on Layhigh Road, is the only mobile home park.

FUTURE USE

Land that is primarily single-family residential in character that permits mobile home parks.

STRATEGIES

- 1.) Preserve existing areas as mobile home parks to allow a variety of housing opportunities.
- 2.) Ensure mobile home parks maintain sanitation, health and public safety requirements.

PLANNED RESIDENTIAL & PLANNED NEIGHBORHOOD BUSINESS MIXED USE

GOAL: To recognize the unique and desired architectural design and preserve historic properties by reserving certain land areas for small-scale commercial, single-family residential, or a combination of these uses that are compatible with surrounding uses.



Parcel Map of Okeana (left) and Shandon (right)

CHARACTERISTICS

Land located in the Shandon and Okeana areas where single-family residential and small-scale commercial uses are present.

FUTURE USE

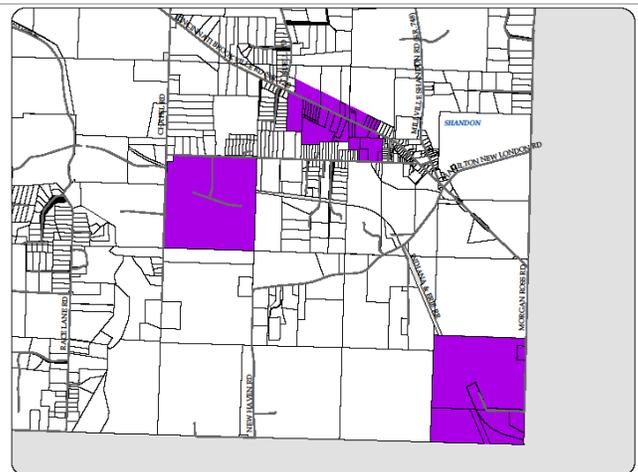
Land that is residential in character where small scale retail, office, professional service, or related business are compatible with existing residential uses and developed according to a unified development plan utilizing existing zoning or a planned unit development. Such developments take advantage of shared amenities including parking, vehicle and pedestrian access, signage, and landscaping. Mixed use buildings (ex. accountant office and living quarters in the same building) may be appropriate.

STRATEGIES

- 1.) Ensure new construction contains architectural elements that allow it to blend into the existing community.
- 2.) Create a Planned Unit Development (PUD) and Mixed Use Zoning Overlay District in the Morgan Township Zoning Resolution.
- 3.) After Mixed Use Zoning Overlay District is added to the Morgan Township Zoning Resolution, work with residents and business owners to create Okeana and Shandon Overlay Districts.

PLANNED BUSINESS & PLANNED INDUSTRIAL MIXED USE

GOAL: To reserve certain land areas for commercial and industrial uses.



Parcel Map of Shandon Area

CHARACTERISTICS

Land located in western Shandon area along each side of Cincinnati-Brookville Road (S.R. 126) and two parcels zoned for industrial use along existing railroad tracks to the southeast and southwest of Shandon. These areas may have direct access to existing transportation routes including state and county roadways and railroads.

FUTURE USE

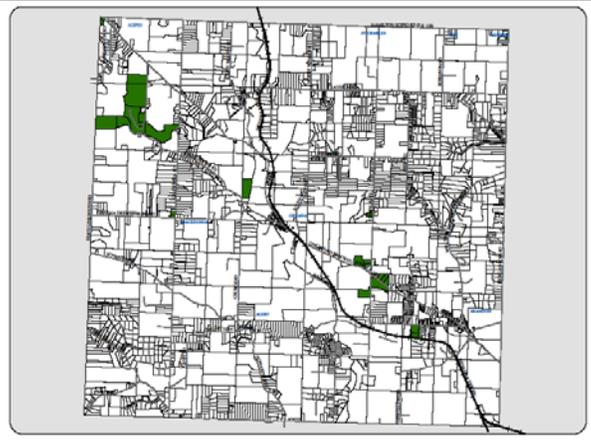
Land that is commercial in character where retail, office, service, and industrial uses are appropriate either in the same building, the same parcel, or adjacent parcels following a unified development plan utilizing existing zoning or a planned unit development. Developments in this category should feature extensive landscaping, attractive entrance treatments, and stormwater management while taking advantage of controlled vehicle access and shared parking areas.

STRATEGIES

- 1.) Create a Business Planned Unit Development (B-PUD) and Industrial Planned Unit Development (I-PUD) district in the Morgan Township Zoning Resolution.
- 2.) Implement stormwater management plan requirements for development to minimize runoff which may damage adjoining properties.

PUBLIC/SEMI-PUBLIC/PRIVATE RECREATIONAL

GOAL: To provide areas that can be used by the public for social gatherings, religious services, and recreational purposes.



Parcel Map of Public/Semi-Public/Private Recreation

CHARACTERISTICS

Land areas in Morgan Township that currently contain recreational facilities, open space, religious institutions, buildings for meeting space, and other facilities consistent with these uses.

FUTURE USE

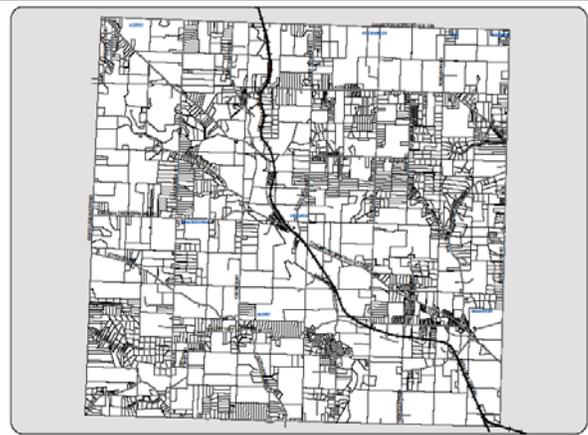
Land that is public, semi-public or private recreational in character including: schools, cemeteries, churches, libraries, government offices, private clubs, fraternal buildings, parks, nature preserves, golf courses, playgrounds or similar facilities.

STRATEGIES

- 1.) Continue to preserve and maintain existing recreational areas and open space for the enjoyment of residents.
- 2.) Identify land areas that may be suitable for public and semi-public uses in the future.
- 3.) Seek grant opportunities to expand or make improvements to existing facilities.

UTILITIES/RAILROAD

GOAL: To acknowledge areas that are owned or used by either a utility or a railroad company.



Parcel Map of Railroads and Utilities

CHARACTERISTICS

Land areas in Morgan Township that may contain a railroad track right-of-way or electric sub-stations. Presently, there is land owned by Indiana & Erie Railroad Company that runs in a north-south direction through the center of Morgan Township and two small parcels owned by Butler Rural Electric.

FUTURE USE

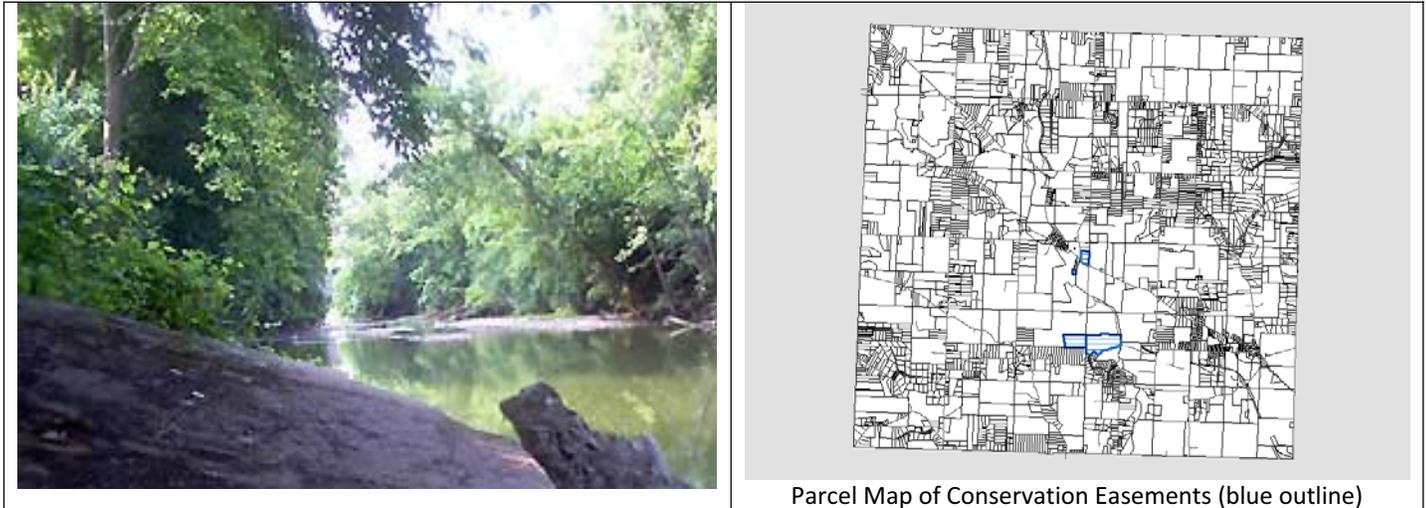
Land that is owned or used by a utility or a railroad company for railroad track right-of-way.

STRATEGIES

- 1.) Encourage development in areas that do not conflict with existing uses or disturb environmentally sensitive features.
- 2.) Facilitate the development of industrial sites that may utilize railroads to conduct business operations.

OTHER LAND USE CONSIDERATIONS: CONSERVATION EASEMENTS

GOAL: To recognize conservation easements in land use planning efforts.



CHARACTERISTICS

A conservation easement is a voluntary legal agreement between a property owner and a qualified organization (ex. Three Valley Conservation Trust) that permanently limits certain uses of land in order to protect its natural or agricultural values. The property owner retains all other rights to the land and may sell or transfer, but all future owners are bound by the easement's terms. The organization's duty is to uphold the terms of the easement in perpetuity.

FUTURE USE

Land areas that are permanently placed under a conservation easement to limit certain types of uses.

STRATEGIES

- 1) Provide educational literature to land owners about conservation easement programs and organizations.
- 2) Support federal, state and local programs that provide financial incentives for conservation easement programs.