

PROPOSED LAND USE IN LEMON TOWNSHIP



VACANT AGRICULTURAL

This land area is comprised primarily of Russell-Xenia-Wynn soils, Fincastle-Xenia-Wynn soils, and Fox-Ockley-Genesee soils. These soil areas should be utilized for agriculture in the form of cropland or pasture. Some wasteland and fallow land will also fall within this land use category because of the difficulty in isolation variations in the effects of topography and natural drainage, and the relatively small quantities of soil not suited to agricultural pursuits.



MEDIUM-LOW DENSITY RESIDENTIAL

This category primarily reflects the existence of the County's newer suburban-type residential development consisting primarily of single-family detached units located in subdivisions possessing central water and sewer service and an interior network of local access streets. Homesites in the Medium-Low Density Residential land use category should range between approximately one-half (1/2) acre to one-third (1/3) of an acre in size. These dwellings, if not already being served by the County's sewer system, should be capable of being tied into the existing water and wastewater systems of the adjacent cities as soon as this can be accomplished.



MEDIUM DENSITY RESIDENTIAL

A growing portion of the new housing expected to be built over the next twenty years in Butler County is likely to occur within this density range. Density range from four (4) to six (6) dwelling units per "net" acre, with lots ranging between seven thousand (7,000) and ten thousand five hundred (10,500) square feet. This type of development and/or "in-fill" may include not only detached houses, but also townhouses and condominiums. A limited amount of medium-high density residential development may be allowable within these areas as portions of residential planned unit developments which include required common open space and are subject to a site plan review-and-approval procedure. Planned unit developments should be encouraged where the land holdings are about a certain minimum size to allow for a usable amount of common open space. All medium-density development or in-fill must be provided at the outset with a public water supply and public wastewater collection service. It is intended that this housing be located primarily on interior subdivision streets with limited quantities of such dwellings developed along existing thoroughfares. This residential development should be as compact as possible and should be closely related to the availability of public sewer and to proximity to other infrastructure (such as an adequate thoroughfare network, schools, shopping facilities, etc.) and built-up development.



MEDIUM-HIGH DENSITY RESIDENTIAL

These medium-high density residential areas are to be found at more in lying locations relative to the already built-up portions of Butler County and in close proximity to the water distribution system and wastewater collection system (existing and/or planned). This medium-high density housing should be reasonably compact and at locations which best accommodate residential development and housing and which will be able to connect into the water supply system and wastewater collection system. The density of this predominantly multiple-family residential development should range from six (6) to twelve (12) dwelling units per "net" acre. The more compactly this housing is laid out, the fewer potential conflicts there will be with adjacent activities. It is intended that this housing locate primarily on interior subdivision streets with limited access onto major thoroughfares. Usually such housing is strategically located relative to key intersections, transitions from business/industry to residential areas or in proximity to permanent parkland and open space. Planned unit developments are also intended for these areas, where the individual landholding is sufficiently large to meet the minimum size requirement. Some single-family and two-family dwellings may also be located within these areas although the predominant use will be high density, multiple-family units rather than single-family homes. Public water and sewage services must be provided to these developments as they are constructed.



MOBILE HOME RESIDENTIAL

This land use category encompasses mobile home parks under unified management and with certain central facilities such as laundries, recreational facilities, buffer areas, etc. These mobile home residential areas provide locations for existing and future mobile home parks that are designed in accordance with an overall development plan and with contemporary minimum design standards for such facilities.



COMMERICAL DEVELOPMENT

These areas include neighborhood and general highway or interchange-related commercial types of uses such as: automobile sales/services, car washes, animal hospitals, building and related trades sales, restaurants, motels, business offices and similar community uses which serve people from a sizable trade area, plus local neighborhood commercial uses such as convenience markets, barber shops, beauty salons, laundry and dry-cleaning pick-up stations, and the like. General commercial areas are intended to accommodate extensive commercial uses on larger lots that require good general accessibility and high visibility and, secondarily those businesses and personal services intended to provide daily convenience goods and services at the neighborhood level within different sections of the community. These general commercial areas should be developed as relatively compact districts that house a grouping of business establishments, not a scattered and isolated individual business locations.



INDUSTRIAL DEVELOPMENT

Industrial areas reflect the location of existing industrial development, both heavy manufacturing as well as light industrial activities. These areas allow for the expansion of existing industrial activities and provide sites for new industrial development. New industrial lands should be reserved for the development of industrial districts where there is a conjunction of state highways and/or railroad rights-of-way or along limited-access highways and state highway frontage where truck transport is sufficient for hauling raw materials and products. Due consideration should also be given to the availability of public sewer and water, relatively flat terrain above the 100-year floodplain and compatibility with adjacent land uses. Industrial areas should be located so as to reduce the potential for land use conflicts with adjacent lands.



OPEN SPACE

This land area generally approximates the one hundred-year floodplain lands of the Great Miami River and Mill Creek basins, and along the numerous streams and creeks which pass through the County, especially Indian Creek, Elk Creek, Fourmile Creek, Mill Creek, Dry Fork Creek and Sevenmile Creek. In addition, this category takes in associated natural areas and preserves, outdoor education areas, exceptional warm water habitat, archeological and historic sites, groundwater aquifers (often covered with dense forest cover), and many of the lands with steep slopes found throughout Butler County.



PUBLIC/ SEMI-PUBLIC

The public and semi-public lands reflect those public landholdings that are to be found within the County. Included among these landholdings are Butler County land and facilities, township buildings, various school buildings and churches and cemeteries.



PUBLIC/ PRIVATE RECREATION

Included within this planned land use category are existing State and County parklands, major private recreation sites, existing local public park sites and open spaces, and State preserves and wildlife areas. Also included within this category are commercial outdoor recreation areas such as public and private golf courses, campgrounds, private hunting and fishing areas, riding stables and amusement parks.



GRAVEL EXTRACTION

These land use areas encompass those parts of the Country where geologic deposits are worked and/or will be developed for the extraction of minerals of commercial value, such as sand and gravel.