

PROPOSED LAND USE IN MORGAN 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.



LOW DENSITY RESIDENTIAL

The low-density residential areas are to be found, for the most part, at outlying locations in the County on terrain possessing moderate to severe development constraints and/or beyond the short to medium time frame for inclusion in an anticipated sanitary sewer service area. Development in these areas should be reserved for large lot single-family residential development and housing. A density range of one to five acres per dwelling unit is recommended to provide for adequate functioning of onsite sewage disposal systems. While situated on relatively large acreage, these low-density residential areas ought to be reasonably compact so as not to allow the penetration of rural non-farm homes into agricultural lands, which should remain undisturbed of the Plan's time horizon.



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.



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.



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.



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.