

**2018
WAYLAND TOWNSHIP
MASTER PLAN
FUTURE LAND USE MAP**
Adopted by the Wayland Township Board
on _____ 2018

FUTURE LAND USE CATEGORIES

A - AGRICULTURE

The purpose of this category is the long-term preservation of farmland in Wayland Township. Principal land uses are agriculture and agriculture support services which help to enhance and stabilize the farming industry. The Agricultural category corresponds to the Agricultural Zoning District which requires a minimum lot size of 3.67 acres and minimum lot width of 500 feet.

LDR - LOW DENSITY RESIDENTIAL

This Future Land Use category is proposed for single family dwellings on lot sizes of 67,500 square feet which is approximately 1.55 acres. The minimum lot width would be 250 feet wide. This category is analogous to the R-1 Zoning District currently contained in the Wayland Township Zoning Ordinance. Single family dwellings would be the predominant land use although farming activities would also be allowed.

MDR - MEDIUM DENSITY RESIDENTIAL

The Medium Density Residential classification is the same as the R-2 zoning category. This category would permit single family dwellings on minimum lot sizes of 27,000 square feet with a minimum lot width of 100 feet. The density is 3.61 dwelling units per acre.

RR - RECREATIONAL RESORT RESIDENTIAL

This future land use category is the equivalent of the RR, Recreational Resort Residential zoning district. The RR category surrounds the lands adjacent to a number of lakes in the Township, in particular, Selkirk, Geneva, Hill, Boot and Round Lakes. The RR Zoning District requires a minimum lot size of 150 feet of width - 100 feet at the water line - and a minimum lot size of 27,000 sq. ft.

MF - MULTI-FAMILY RESIDENTIAL

In order to provide an area for Multi-Family Residential use (MF) in Wayland Township the 2018 Plan proposes MF use for an area along the west side of 10th Street south of the Wayland City limits. This area is close to public utilities within the City of Wayland, fronts on a major Township roadway (10th Street), is close to shopping and other amenities in the City of Wayland. The MF category corresponds to the R-3, Multi-Family Residential Zoning District which allows two, three and four family dwelling units.

MHP - MOBILE HOME PARK

The Mobile Home Park classification recognizes the existing mobile home park on 135th Avenue (Northbrook Estates Mobile Home Park) and an older Mobile Home Park on 129th Avenue in Section 21.

C - COMMERCIAL

The Future Land Use Map recognizes the existing commercial uses on Patterson Avenue north of Gun Lake and the commercial uses and zoning for the area on 124th Avenue west of Patterson as well. The Plan also recognizes existing commercial uses in Bradley and near Shelbyville at 10th Street and 124th Avenue and a small commercial zoned area in Section 1 between 12 Street and US 131. The Commercial land use designation permits those uses allowed in both the C-1, Office Service Commercial and C-2, General Commercial zoning districts.

I - INDUSTRIAL

The future Industrial land use category corresponds to the I, Industrial Zoning District which permits a variety of manufacturing establishments as well as warehousing, fabrication and assembly operations, salvage yards and recycling facilities and similar uses. Minimum lot size is 40,000 sq. ft. with 150 feet of lot width.

MU - MIXED USE

This Future Land Use category would permit a mixture of light industrial and retail/service uses which would be located parallel to U.S. 131 primarily in Section 7. This category would about existing industrial land in the City of Wayland and the railroad turnaround serving CHS Agronomy in the City. The Plan does recommend a Mixed-Use area in Section 19 on the north side of 129th Avenue between the railroad tracks and the Consumers Energy right of way. The Mixed-Use zoning district regulates all land uses in the Mixed-Use category.

P - PUBLIC

This future land use category recognizes those lands and facilities that are owned or operated by a government agency or are supported by public funds and include government buildings and parks, cemeteries and public schools. In Wayland Township these include Wayland Township Offices East Elmwood Cemetery, West Elmwood Cemetery, Germond (German) Cemetery, Hill Cemetery, the US Post Office and Gun Lake Park. These are also found on the Community Facilities and Places map.

T - FEDERAL GOVERNMENT LAND IN TRUST

This land use category recognizes those lands held in trust by the United States government but under the control of the Gun Lake Tribe of Pottawatomini Indians. These lands are not subject to Township zoning and planning laws.

 Rabbit River Overlay Zone (100ft both sides)

0 1,400 2,800 5,600 Feet

