

EXISTING LAND USE

An updated existing land use inventory provides a base from which current and long-range planning recommendations and decisions can be made. By updating the parcel-by-parcel inventory of land use, the Township is able to analyze current conditions and make comparisons with past studies to identify changes and trends in the Township's land use.

A field survey of existing land use in the Bridgewater Township was conducted in May-June 2000. The use of each parcel was recorded on a base map of the Township. Once the land uses for all of the parcels in the Township were identified, Geographic Information Systems (GIS) software was used to create a land use database that could be linked to the Township's parcel map. As a result, Map ELU 1 illustrates the land use of each individual parcel, as well as the overall land use patterns throughout the Township.

LAND USE CLASSIFICATIONS

The following is a description of the various land use classifications used in the survey.

Residential Uses

Single Family Residential

This category includes areas containing single-family or two-family dwelling units and accessory structures.

Multiple Family Residential

Included in this category are all apartments and multi-plex type of units where more than two separate residential units occupy a single building on a lot.

Mobile Home Park

Planned mobile home parks and their related accessory buildings and recreational areas.

Commercial and Industrial Uses

Commercial

Includes land areas where retail sales and service establishments are found. This category also includes office uses.

Industrial

Uses with or without buildings where materials are processed, fabricated, assembled, or manufactured; or where equipment, materials, or wastes are stored out-of-doors are classified as industrial.

Extractive

Includes extractive activities that are primarily carried out upon the surface of the earth through open excavation, such as sand, gravel and rock quarry removal operations.

Public and Other Uses

Public & Quasi-Public

Land area and facilities such as churches, cemeteries, schools and government buildings are classified as public and quasi-public. Included in this category are also public and private recreational uses, such as golf courses and parks.

Agricultural

This category includes all land area used for crops and permanent pasture land. If the parcel appeared to have been farmed in the last few years, though not within the last growing season, it was included in this classification.

Inactive & Natural

Included in this category are woodlands, water bodies, open and vacant land.

CURRENT LAND USE INVENTORY

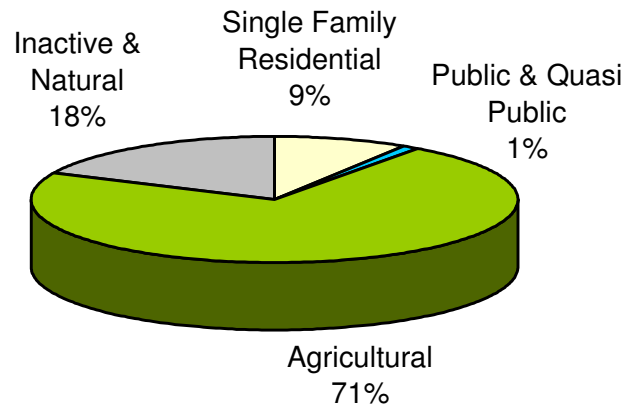
Total acreage was calculated for the different land use categories using GIS. The following table provides a breakdown of land use in the Township, and Figure ELU 1 portrays this same information graphically.

Table ELU 1
Existing Land Use, Bridgewater Township, 2000

Land Use Category	Total Area (Acres)	Percent of Total Land Area (%)
Single Family Residential	2,086	9
Multiple Family Residential	12	0*
Mobile Home Park	0	0
Commercial	10	0*
Industrial	3	0*
Extractive	81	0*
Public & Quasi Public	215	1
Agricultural	16,689	71
Inactive & Natural	4,263	18
TOTAL	23,359	100

* Less than 1% of total land area

Figure ELU 1
Percent of Total Land Use, 2000



LAND USE ANALYSIS

The following is a summary analysis of land use in Bridgewater Township.

Residential Uses

Approximately 2,086 acres are being used for single family residential purposes, making up 9% of the Township's land area. There are few multiple family residential or mobile home park uses within the Township.

Single Family Residential

Single family homes are dispersed throughout the Township. Most are located on large lots and agricultural land; however, there are concentrations of homes on smaller lots in the Bridgewater Hamlet area and at several major intersections.

Commercial and Industrial Uses

There are 13 acres of land used for commercial and industrial purposes. These uses total less than 1% of the Township's land area.

Commercial

There are very few commercial uses in Bridgewater, comprising only 10 acres of land in the Township. Currently, all of these uses are clustered in the Hamlet area.

Industrial

There are only 3 acres of land used for industrial purposes. All of these uses are located within the Bridgewater Hamlet area.

Extractive

There is a single extractive use in Bridgewater located on an 81-acre site south of Willow Road in the southwest corner of the Township.

Public and Other Uses

Ninety percent of the land area in Bridgewater is used for purposes other than residential, commercial and industrial. Both Figure ELU 1 and Map ELU 1 clearly indicate that agricultural uses predominate throughout the Township.

Public & Quasi-Public

Public and Quasi Public uses comprise only 1% of the Township's total land area, with 215 acres devoted to these uses. Quasi public uses include the golf course located near Willow Road and US-12, two churches, two cemeteries, and the High



One of few Township commercial uses, the Bridgewater Depot is also a public use as it houses the U.S. Post Office.



Church located at the corner of Austin and Kaiser Roads

Scope camp in the southwest corner of the Township. The only public use found in Bridgewater is the Township Hall.

Agricultural

Agriculture is the most prominent land use within Bridgewater. Currently, 16,689 acres of land are used for agricultural purposes. This makes up 71% of the Township's total land area.



Inactive & Natural

Woodlands, water bodies and vacant land make up 4,263 acres of land, or 18% of the Township's total area. Much of the land in this category is heavily wooded, especially along the Raisin River, as well as around Columbia, Schaffer and Joslin Lakes in the northeast portion of the Township.

CONCLUSION

The existing land use analysis documents the role of agricultural land uses in the Township. Almost three-fourths of the Township's land area is comprised of agricultural uses, with the growing of crops being the predominant agricultural activity. Changes in existing land use should be monitored as a means of assessing the effectiveness of Township land use policies and regulations.

- AGRICULTURAL
- SINGLE FAMILY RESIDENTIAL
- MULTIPLE FAMILY RESIDENTIAL
- MOBILE HOME PARK
- COMMERCIAL
- INDUSTRIAL
- EXTRACTIVE
- PUBLIC
- QUASI PUBLIC
- INACTIVE & NATURAL
- UTILITY CORRIDOR

EXISTING LAND USE 2000 BRIDGEWATER TOWNSHIP

GIS by

 BIRCHER ARROYO
 ASSOCIATES, INC.

MAP ELU 1

