

**EATON TOWNSHIP
LAND USE GOALS AND OBJECTIVES**

TOWNSHIP GOALS

- A. Goal: To encourage the protection of existing development as well as the potential for suitable development of the area through good design and planning.
- Objective: 1. Develop a land use policy plan, which is reflective of the Township needs and desires.
- B. Goal: To encourage the maximum number of development opportunities, which are consistent with sound planning, good design and free enterprise.
- Objective: 1. Establish a zoning plan, which relates to the future land use policy plan and provides adequate land areas capable of meeting the short-range needs of the Township.
- C. Goal: To emphasize the historical significance of the Township.
- Objective: 1. Preserve identified historic structures and land sites through the careful institution of land use plans and regulatory measures.
- D. Goal: To encourage the wise and efficient utilization of available resources including the diminishing land supply.
- Objectives: 1. Develop those areas served by public facilities or in those areas, which can be economically served by public facilities in the future.
2. Maintain controlled growth in those areas identified as prime agricultural lands.
3. Minimize the conflict of land uses.
4. Establish growth districts, which correlate similar, land uses in order to maintain economic integrity.
5. Relate all growth districts to those land areas containing the soils having the necessary attributes to support the proposed land use types.

HOUSING

A. Goal: To attract and maintain a variety of housing arrangements and a high quality of the housing stock.

- Objectives:
1. Establish residential districts of varying densities and housing types.
 2. Relate the variety of residential growth districts to those areas either presently served or planned for future public facility services.
 3. Relate the different residential districts to those land areas containing the soil types necessary to support such uses.
 4. Protect and preserve existing property values.
 5. Discourage residential development in commercial and industrial growth areas.

COMMERCIAL

A. Goal: To encourage development and availability of the supply of goods and services in the most convenient locations to serve all the residents of the Township with a minimum of conflict between these and other land uses.

- Objectives:
1. Consolidate strip commercial areas.
 2. Limit the land area for commercial development to a ratio proportionate to that which the population and the existing market needs can economically support.
 3. Minimize the conflict of other land use types and other commercial types.
 4. Identify the commercial needs of the Township and develop specific growth areas to meet those needs.
 5. Locate commercial growth areas adjacent to major transportation routes and systems in a manner, which permits ease of access for the people and goods.

INDUSTRIAL

A. Goal: To encourage industrial expansion and development in the Township in order to broaden and strengthen the economic base and provide employment.

- Objectives:
1. Provide suitable land in appropriate locations adjacent to major transportation systems, roads, rail and air.
 2. Minimize the conflict with other land uses.
 3. Encourage the establishment of industrial parks in order to maximize the potential of the land and minimize land requirements.
 4. Develop adequate zoning legislation to encourage development and create an environment of harmony with residential uses.

ENVIRONMENT

A. Goal: To encourage the improvement and protection of the physical and aesthetic environment and land values within the Township.

- Objectives:
1. Encourage the proper care and maintenance of the Township's environment.
 2. Preserve wetlands, woodlands and scenic areas.
 3. Establish flood plain zoning to protect those areas subject to frequent flooding from the encroachment of urban development.
 4. Identify and zone accordingly growth areas based on soil suitability.
 5. Minimized and/or eliminate conflict of land uses.
 6. Control the dumping, burning and storage of industrial waste.

ARTICLE 1

TITLE AND PURPOSE

101 TITLE

This Resolution shall be known and may be cited as the Zoning Resolution of Eaton Township.

102 PURPOSE

For the purpose of promoting public health, safety, comfort and general welfare; to conserve and protect property and property values; to secure the most appropriate use of land, and to facilitate adequate but economic provisions of public improvements, all in accordance with a comprehensive plan, the Township Trustees find it necessary and advisable to regulate the location, bulk and size of buildings and other structures and the uses of land for trades, industry, residence, recreation or other purposes, and for such purposes divide the unincorporated area of the Township into districts or zones.