

EXISTING LAND USE INVENTORY

INTRODUCTION

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 Casco Township was conducted in May of 1997. Working with Township officials, the consultants identified necessary changes and updates to the 1997 map to more accurately portray the Township's 2003 land uses. 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 A1-1 illustrates the land use of each individual parcel, as well as the overall land use pattern throughout the Township. It is important to note that an Existing Land Use map reflects the actual current use of the land, not the zoning classification or the Master Plan designation.

LAND USE CLASSIFICATIONS

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

Vacant or Fallow

Land that is presently unused, idle, or agricultural land lying fallow for roughly four or more years.

Agriculture

All land area used for crops and permanent pasture land.

Single and Two Family Residential

Areas containing single-family and 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.

Commercial and Office

Areas where retail sales, service, and office establishments are located.

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.

Utility

Included in this classification are electric stations, substations, and other utility uses.

Public and Semi-Public

Land area and facilities such as churches, cemeteries, and government buildings.

Recreation

Land areas that are used as public and private parks and recreation facilities.

Major Woodland

Land areas that are predominantly covered with trees and thick brush.

LAND USE ANALYSIS

Total acreage was calculated for the different land use categories using GIS. The following table provides a breakdown of land use in the Township.

Table A1-1
Existing Land Use
Casco Township, 2003

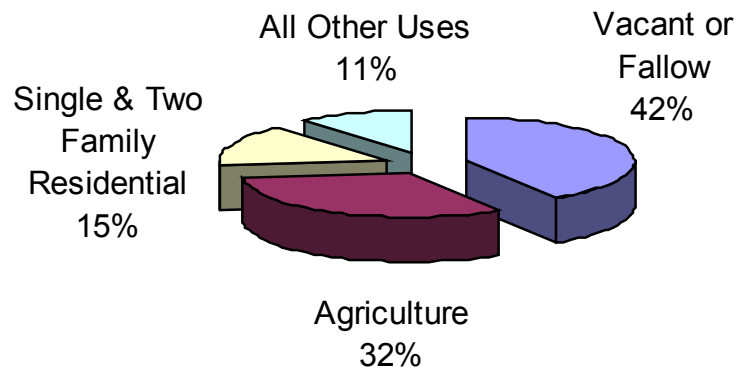
Land Use Category	Total Area (Acres)	Percent of Total Land Area
Vacant or Fallow	9,344	41.1%
Agriculture	7,347	32.3%
Single & Two Family Residential	3,511	15.4%
Multiple Family Residential	3	0.0%*
Mobile Home Park	92	0.4%
Commercial & Office	60	0.3%

Land Use Category	Total Area (Acres)	Percent of Total Land Area
Industrial	144	0.6%
Utility	51	0.2%
Public & Semi-Public	66	0.3%
Recreation	284	1.2%
Major Woodland	1,858	8.2%

* Less than 0.1% of total land area

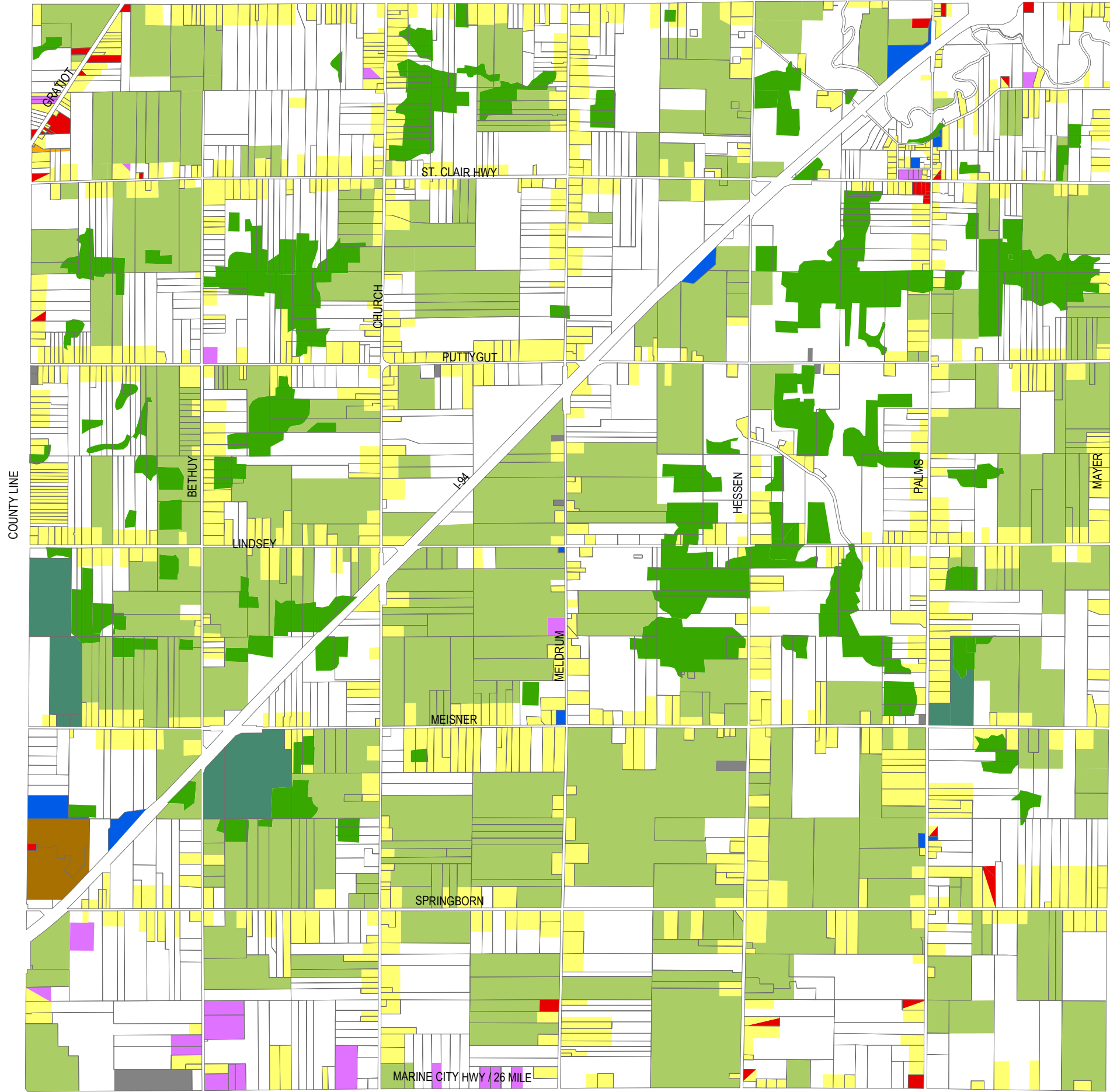
As shown in the table above and the figure below, the 2003 existing land use analysis documents the predominance of Agricultural, Vacant, and Single and Two Family Residential land uses in the Township. All other land use categories combined make up just over 10% of the Township.












Figure A1-1
**Percent of Total Land Area
 Casco Township, 2003**



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DIVISION / 32 MILE



-  VACANT OR FALLOW
-  AGRICULTURE
-  SINGLE & TWO FAMILY
-  MULTIPLE FAMILY
-  MOBILE HOME PARK
-  COMMERCIAL & OFFICE
-  INDUSTRIAL
-  UTILITY
-  PUBLIC & SEMI-PUBLIC
-  RECREATION
-  MAJOR WOODLAND

SOURCES: PARCEL DATA FROM ST. CLAIR COUNTY; EXISTING LAND USE DATA COLLECTED IN 1997 BY BIRCHLER ARROYO ASSOCIATES, INC. AND UPDATED IN 2003 BY TOWNSHIP OFFICIALS

EXISTING LAND USE: 2003
CASCO TOWNSHIP

MAP A1-1



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