

Table 6-3

ZONING CLASSIFICATION OF VACANT AND AGRICULTURAL LAND - GRAND RIVER AVE. CORRIDOR

<u>Zoning District</u>	<u>Vacant Acreage</u>	<u>Agricultural Acreage</u>	<u>Total Acreage</u>
R-1.0 Residential-Agricultural District	102.0	86.1	188.1
RO Research Office	2.3	0.0	2.3
B-1 New Hudson Development District	9.4	0.0	9.4
B-3 General Business District	5.1	0.0	5.1
I-1 Light Industrial District	231.0	90.4	321.4
I-2 General Industrial District	27.1	375.0	402.1
TOTAL	376.9	551.5	928.4

Source: Lyon Township Zoning Map (2010) and Existing Land Use Map (2010)

Over 20 percent of the vacant land (188.1 acres) is zoned Residential-Agricultural (R-1.0). Principal permitted uses in the R-1.0 district include single family dwellings and farming, although the farming is being phased out on many R-1.0 zoned lands in the Township.

If the corridor is eventually developed in accordance with existing zoning, there would be a dramatic shift in the land use in the corridor. The amount of land used for industrial purposes would more than double.

Land Use Obsolescence. The potential obsolescence of existing land uses is another determinant of development potential in the Grand River corridor. Certain uses are becoming obsolete, either because they are no longer compatible with the newer uses or because they are simply old and no longer functional. Consequently, an accurate evaluation of the development potential in the corridor must assess the degree to which existing uses are subject to change in the next several years.

In order to make this evaluation, the following criteria have been established to determine if existing land uses are "subject to change" or are permanent:

Zoning. Certain existing uses are nonconforming with respect to the Zoning Ordinance, so there are restrictions placed on expansion or future development of such uses. Also, there are certain sites which are "spot zoned" such that the existing zoning is not compatible with the zoning of abutting properties. Finally, some parcels will not be developed as zoned due to size, shape and the traffic levels along Grand River. These zoning inconsistencies tend to limit the permanence of such uses.

Examples of zoning inconsistencies include:

- Agricultural or residential zoning in predominantly industrial areas along Haas Road.
- Industrial zoning in the New Hudson hamlet, surrounded by more viable commercial zoning.