



**A**n 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 Hadley Township was conducted in August and September of 2003. Based on data collected through the field survey and aerial photos, the use of each parcel was recorded on a base map of the Township. The Township's consultants were assisted in the parcel-by-parcel survey by the Planning Commission members, who verified uses based on their intimate knowledge of the community. 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. Consequently, 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.

## *EXISTING LAND USE*

### AGRICULTURAL

Land area used for crops and permanent pastureland. If the parcel appeared to have been farmed in the last few years, though not within the last growing season, it was assumed to be lying fallow and included in this classification.

### SINGLE-FAMILY RESIDENTIAL

Single family dwelling units and accessory structures.

### MULTI-FAMILY RESIDENTIAL

Apartments, duplex, and multi-plex units where two or more separate dwelling units occupy a single building on a lot.

### MOBILE HOME PARKS

Mobile home parks and their related accessory buildings and recreational areas.

### COMMERCIAL & OFFICE

Retail sales and service establishments, office uses such as doctors and dentists, legal, accounting, and similar professions, real estate, sales and business offices.

### 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.

### PUBLIC & QUASI-PUBLIC

Public uses, such as schools, government buildings, and public cemeteries. This category also includes uses owned by private, non-profit, or religious entities that provide services and facilities that are, by their nature, available to the public. Churches are a good example of a Quasi-Public use, as are properties owned by service organizations and clubs such as the American Legion or the Knights of Columbus.

### RECREATION

Public and private outdoor recreation areas such as playgrounds, picnic areas, campgrounds, sports fields, water access sites, and the like.

### UTILITY

Telephone, gas or electric stations and substations, high voltage transmission lines, pumping stations, and similar uses operated by municipal departments or public utilities.

### VACANT

Open space 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.

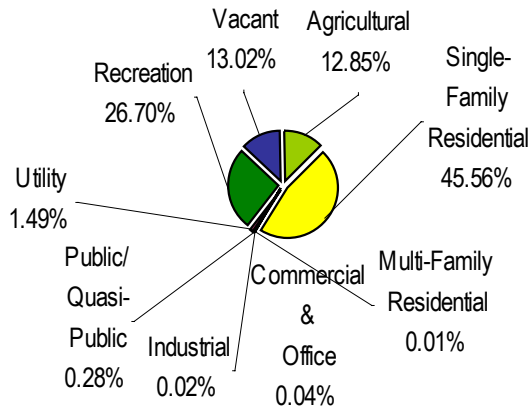
Table A1-1  
**Existing Land Use**  
**Hadley Township, 2003**

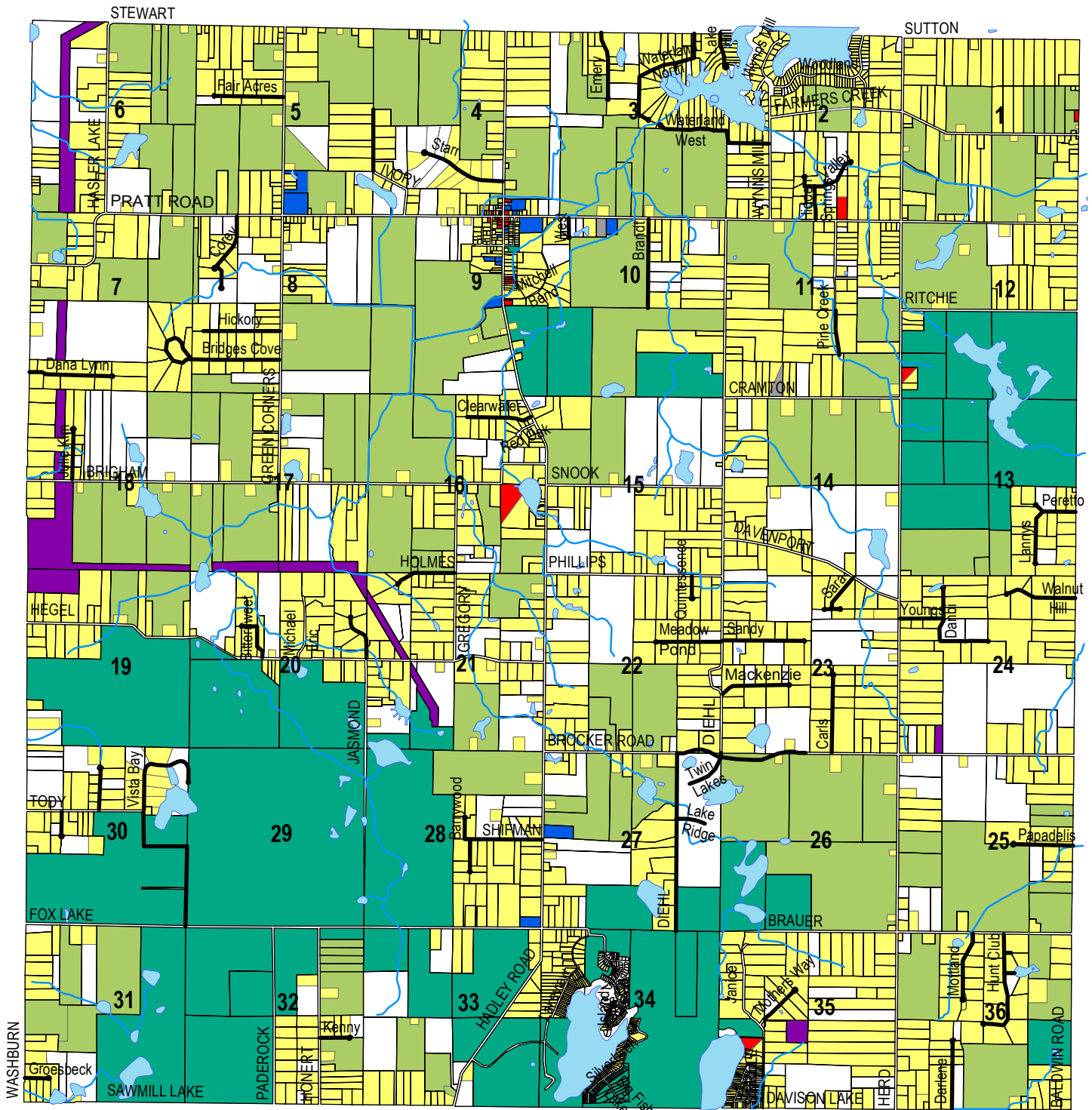
LAND USE CATEGORY	Total Area (Acres)	Percent of Total Land Area
Single Family Residential	7542.5	45.56%
Multiple Family Residential	1.7	0.01%
Commercial & Office	7.1	0.04%
Industrial	3.8	0.02%
Public / Quasi-Public	47.1	0.28%
Agricultural	2127.3	12.85%
Recreation	4420.6	26.70%
Utility	247.4	1.49%
Vacant & Other	2156	13.02%







CONCLUSION

Figure A1-1 shows that single-family development is the predominant land use in the Township and is more than three-and-a-half times larger than agricultural land uses. Minimum lot size of five acres per dwelling unit contributes to the large size of this category. The Existing Land Use survey confirms what the 2000 US Census data identified, that single family development in the Township has been on the rise. Over the past 10 years, the Township’s population has increased by 21.5 percent while housing units increased by 26 percent. This trend is likely to continue as more and more people migrate from existing employment cores to more rural areas of Oakland and Lapeer County and as employment opportunities are developed at the urban fringes of these counties.

Figure A1-1  
**Percent of Total Land Use**  
**Hadley Township, 2003**





-  Agricultural
-  Single-Family Residential
-  Multi-Family Residential
-  Commercial and Office
-  Industrial
-  Public and Quasi-Public
-  Utility
-  Recreation
-  Vacant
-  Mixed Use

# EXISTING LAND USE, 2003

## HADLEY TOWNSHIP

MAP A1-1



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