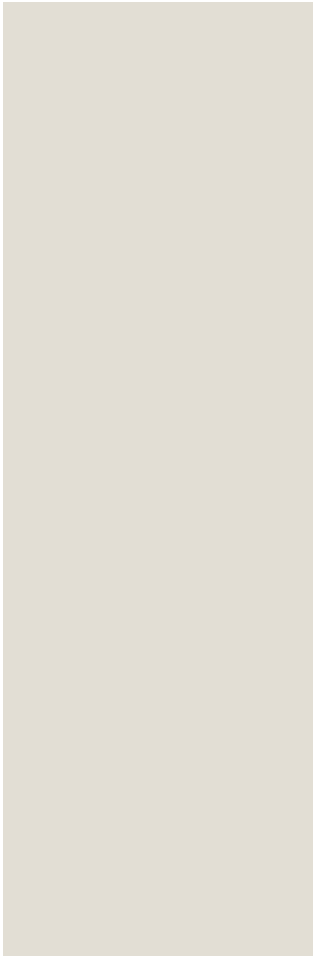


Section 2

Map Center

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Land Use Category Descriptions

Residential Urban Medium Density

Allowed land uses: Single-family, two-family and townhomes

Density: Minimum of 4 units per acre, maximum of 12 units per acre

Residential Suburban High Density

Allowed land uses: Single- and two-family housing. Uses may mix within the same building.

Density: Minimum residential density of 4 units per acre. Maximum residential density of 8 units per acre

Residential Rural

Allowed land uses: Single family homes

Density: Maximum density of 0.2 units per acre. Maximum density of 0.5 units per acre.

Rural Estate

Allowed land uses: Single-family homes

Density: Minimum residential density of 0.2 units per acre. Maximum density of 1 unit per acre

Conservation Development 50% open space

Allowed land uses and density: Identical to current zoning. Most land is zoned for 0.2 units per acre.

Development must conserve 50 percent of the land area as open space.

Commercial

Allowed land uses: Full range of retail and office uses

Mixed Use

Allowed land uses: Edited range of retail uses, mostly neighborhood-scale, plus offices, multi-family housing and townhomes. Uses may mix within the same building.

Agriculture

Allowed land uses: Agriculture and single-family homes.

Density: Four land divisions from the original 1966 tract, with lot size the smallest permitted by the Franklin County Board of Health. Additional divisions must be 20 acres or larger.

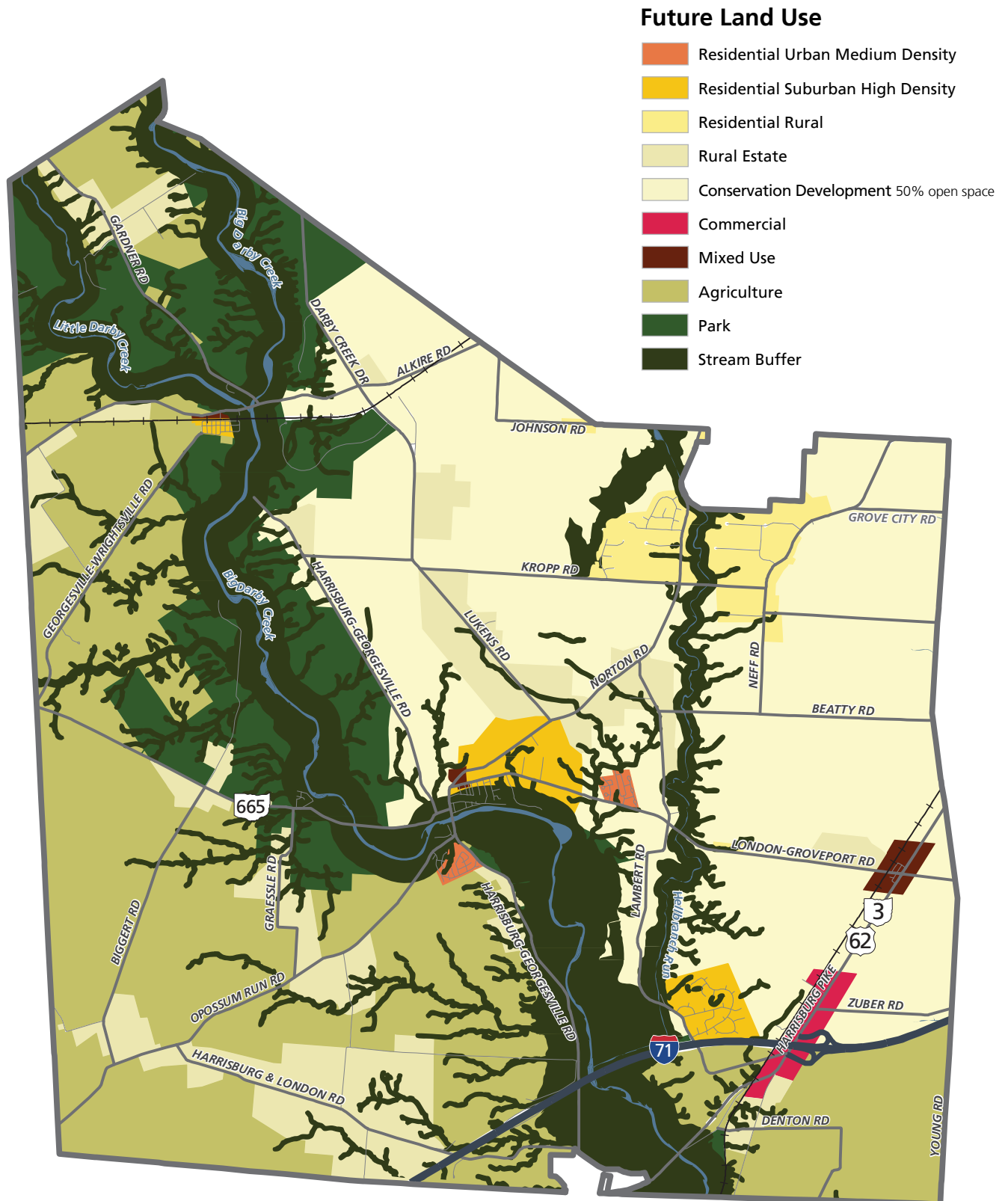
Stream buffer

Environmentally-sensitive area that includes streamways and 100-year floodplain.

Allowed land uses: No construction, parking lots, dredging or filling. Permissible uses are passive and active recreation, trails. If a stream buffer area is permanently protected, development density may be transferred elsewhere on the same property or an immediately-adjacent property.









The Future Land Use map shows what types of land uses the community wants to see in the future. It is used most often when a landowner proposes a new development or redevelopment. If the proposal requires a rezoning or zoning variance, officials reviewing the proposal can see whether it matches the community's vision for their future.

Including a future land use map in the Pleasant Township Comprehensive Plan allows residents to communicate their land use opinions to the appointed and elected officials who make zoning decisions.



Use this map in conjunction with the Conservation Strategy Tiers map

Corresponding zoning districts

Land Use Category	Zoning Districts												
	Residential							Commerical				Industrial	
	R-24	R-12	R-8	R-4	R-2	R-1	Rural	CS	CC	NC	SO	LI	RI
 Residential Urban Medium Density	•	•	•										
 Residential Suburban High Density		•	•	•									
 Residential Rural	•					•	•						
 Rural Estate							•						
 Commercial								•	•	•	•		
 Mixed Use			•	•						•	•		
 Agriculture							•						
 Conservation Development 50% open space							•*						

* With conservation development overlay regulations in place, 50% of development must be open space

• Any use listed in this zoning district is permitted in the land use category

Corresponding Zoning Districts table

What it is: The Pleasant Township Comprehensive Plan's future land use map categories are matched to existing zoning districts in the corresponding zoning district table.

The Future Land Use map shows the community's desired future land uses. The zoning district regulations govern which uses are permitted.

Why we need it: When evaluating a development proposal, public officials use the table to determine whether a development proposal's desired zoning district matches the Future Land Use map. Since the map represents the community's desires for the future, following the map ensures the community's wishes are followed.

Key to zoning districts

Residential

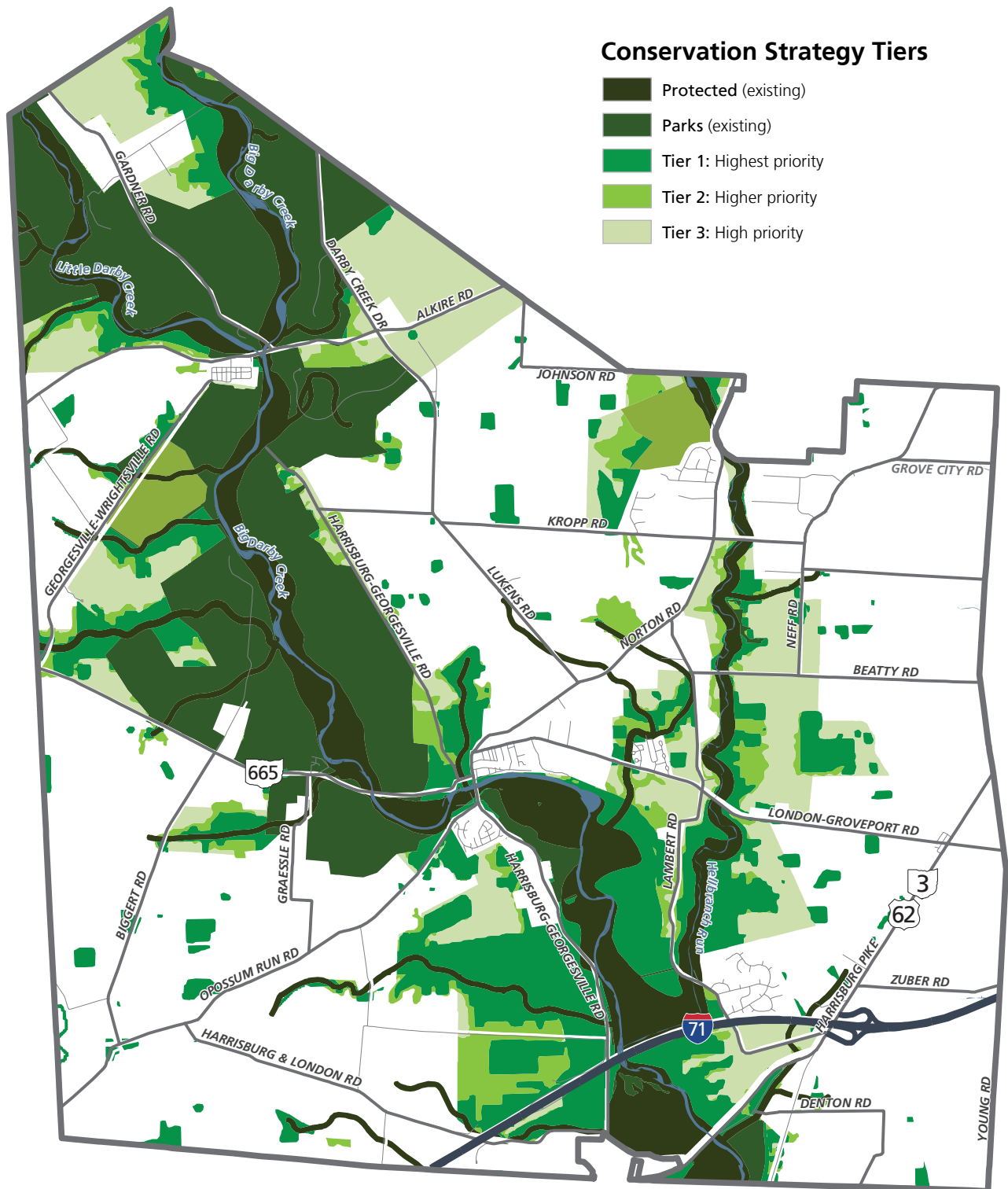
- R-24: Multifamily apartment
- R-12: Urban residential
- R-8: Restricted urban residential
- R-4: Suburban residential
- R-2: Limited suburban residential
- R-1: Restricted suburban residential
- Rural: Rural district

Commercial

- CS: Community Service
- CC: Community Commercial
- NC: Neighborhood Commercial
- SO: Suburban Office

Industrial

- LI: Limited Industrial
- RI: Restricted Industrial



Conservation Strategy Tiers

Use this map in conjunction with the Future Land Use map

Bikeways plan

Types of Bikeways

An explanation of each bicycle treatment type appears below



A path for bicycles and pedestrians, separate from a road. 10 to 14 feet wide.



Standard road with traffic calming and signage or a high-volume road with 14-foot or wider outside lanes.



On-street striped lane for bicycles, 4 to 6 feet wide, usually next to the outermost travel lanes.



A paved area beyond outside travel lanes, 4 feet wide. Common on narrow rural roads.

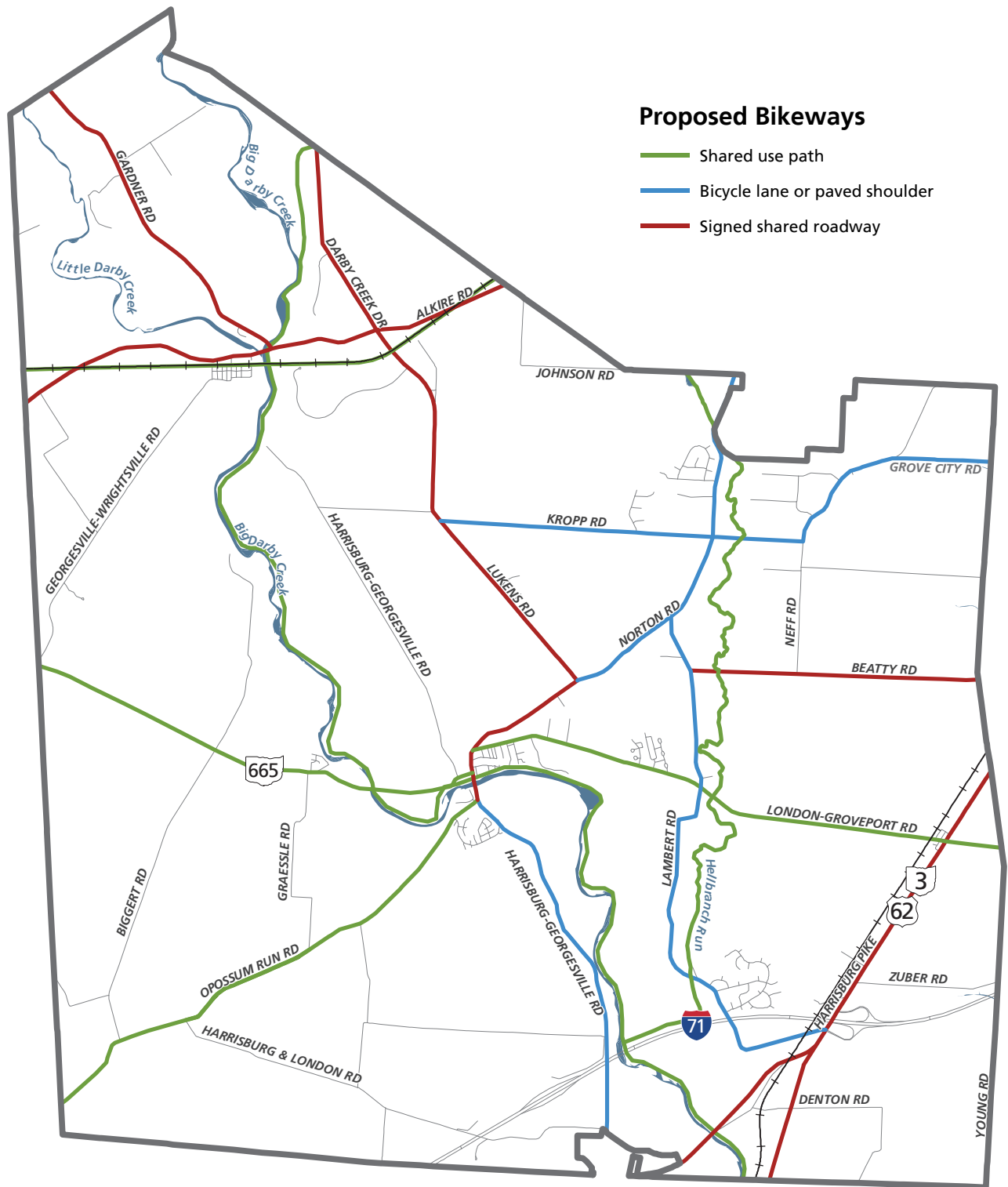
Bikeways map

What it is: The bikeways map shows locations of existing and proposed bikeways. The proposals support a bikeway network for transportation and recreation.

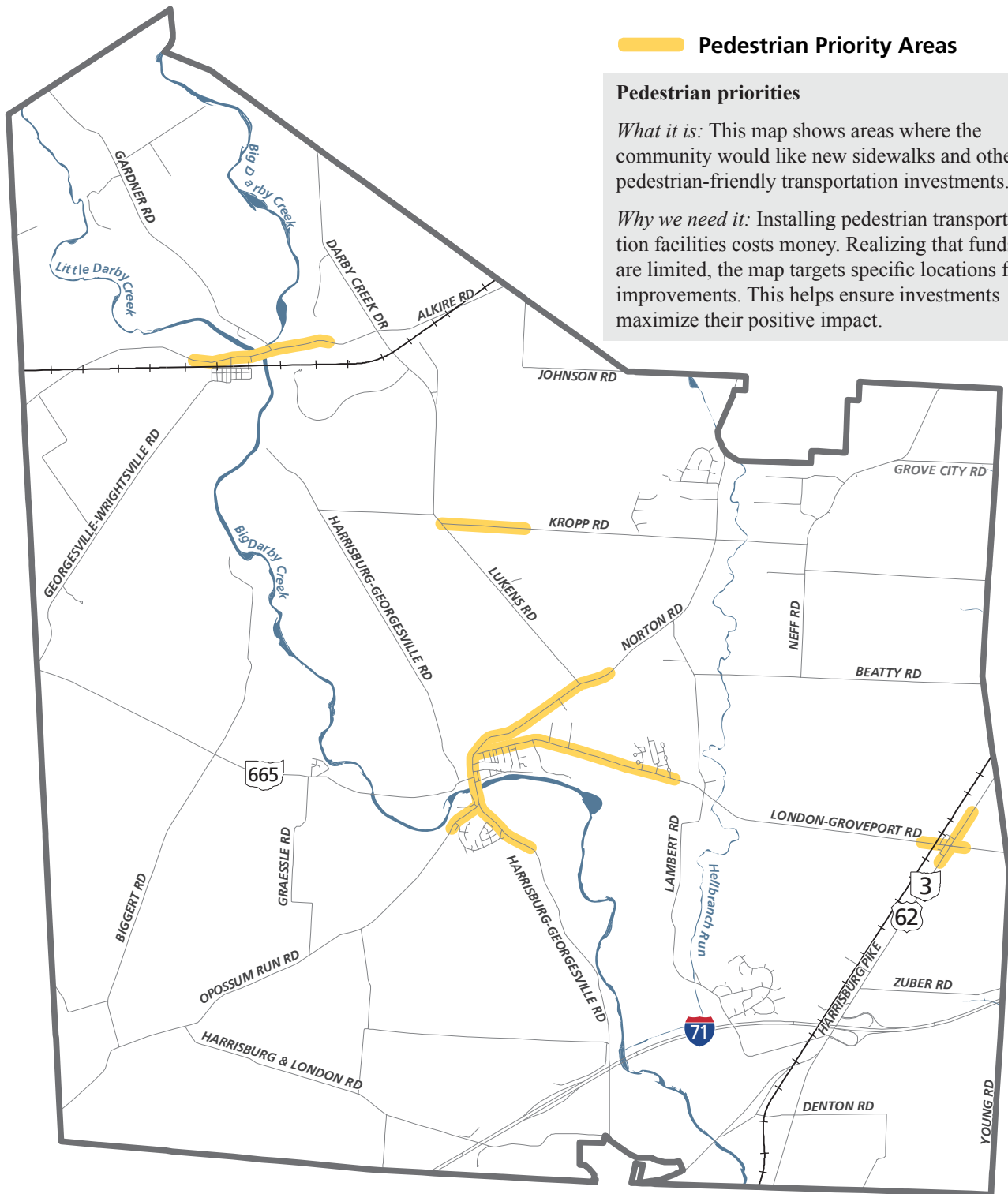
Why we need it: Since bikeways allow people to cover wide distances, communities plan for bikeways on a regional basis. This ensures we connect destinations for people in Blendon Township and throughout central Ohio..

In addition to Pleasant Township bikeways recommendations, the map contains information from these sources: Columbus Bicentennial Bikeways Plan, Grove City bikeways plans, MORPC Regional Bikeways Plan and Metroparks Trail Plan

All images: pedbikeimages.org



Bikeways Map



Pedestrian Priority Areas

Pedestrian priorities

What it is: This map shows areas where the community would like new sidewalks and other pedestrian-friendly transportation investments.

Why we need it: Installing pedestrian transportation facilities costs money. Realizing that funds are limited, the map targets specific locations for improvements. This helps ensure investments maximize their positive impact.

Pedestrian Priorities Map