

Brighton Township, Lorain County, Ohio

Brighton Township Land Use Goals and Objectives

- 1) Brighton Township land usage shall continually utilize and apply good design and planning;
 - A) For the protection of existing and future development.
 - B) While maintaining a land use policy which is respective of the Township needs and desires.
 - C) Any conflict of land use shall be minimized and/or properly resolved.
- 2) Planning activities will be devoted to those opportunities which are consistent with sound planning, good design, and free enterprise. Future zoning plans will envision constant change and future needs with adequate resources to maintain the current and short range needs of the Township.
- 3) Planning will always recognize the historical significance of the Township with careful consideration and preservation of identified historical structures and land sites through the careful institution of zoning plans and other regulatory measures.
- 4) As land becomes a diminishing resource, wise and efficient utilization is encouraged. Maintaining controlled growth, with proper zoning, shall minimize the conflict of land uses.

Public areas should be maintained and developed to meet the townships current needs with future plans looking at areas that might be economically served by public facilities.

The Townships future housing plans include maintaining the variety of existing housing and to promote the quality of this primarily residential/agricultural community. Any future zoning plans will strive to maintain and preserve existing property values. The variety of any residential growth shall relate to those areas either presently served or having planned for future public facility services or other development. With controlled districts, residential housing would be discouraged in commercial and industrial growth areas.

Any commercial or industrial planning, development, or expansion in the Township will be thoughtfully evaluated. It may be to broaden and strengthen the economic base, increase service to the residents, and provide employment opportunities. However, a careful balance needs to be maintained, with a minimum conflict between other land use activities, and acceptable locations to all residents of the Township. This might include limits to land for

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commercial development to a ratio proportionate to that which the population and the existing market needs can economically support. An industrial concern may require plans to provide suitable land locations adjacent to major transportation such as roads or railways. Foremost this needs to be in harmony with the Township and residents and might require an additional establishment of an industrial park to maximize potential and minimize land requirements.

The environment within the Township shall always be considered to encourage the protection, care, and maintenance of physical and aesthetic aspects along with meeting the numerous requirements of any Federal, State, and County regulations. The Township will aim to protect any wetlands, woodlands, and scenic areas. Soil suitability shall be identified before any development activities. Development shall not create flooding, overwhelm existing drainage capacities, nor create issues with any existing flood plain controls.

Reference and consideration should be given to the "Brighton Township Land Use Plan" (1999/2000).