## COMPARATIVE LAND USE

The amount of developed land in the City has increased by approximately 705 acres over the past ten years. Both the single-family and multiple-family categories increased over this period. The quantity of single-family development increased by 791 acres since 1990. The majority of development took place within the interior of the City. These subdivisions include, Ashley Farms I-V, Covington Park, and Northridge and Harbor Creek subdivisions. Multiple-family development increased by 41 acres. This includes the construction of the senior housing complex located off of Jefferson and Jefferson Park Manor also located off of Jefferson. The industrial land use increase of 74 acres essentially builds out the City's planned industrial subdivision.

*TABLE 24*
*COMPARATIVE LAND USE (IN ACRES)*

| Category | 2002 | 1990 | Change |
|---|---|---|---|
| Single-Family | 1,349 | 558 | +791 |
| Multiple-Family | 95.0 | 54 | +41 |
| Mobile Home Park | 2 | 2 | - |
| Commercial/Office | 115 | 84 | +31 |
| Industrial | 105 | 31 | +74 |
| Public/Semi-Public and Roads | 495 | 454.0 | +41 |
| Vacant | 682 | 1,660 | -978 |
| **Totals** | 2,843 | 2,843 | |

*TABLE 25*
*LAND USE CHARACTERISTICS FOR COMPARABLE COMMUNITIES (IN PERCENTAGE)*

| Category | New Baltimore (2002) | Chesterfield (1999) | Fraser (1990) | Mount Clemens (1994) |
|---|---|---|---|---|
| Single-Family | 47.4 | 27.8 | 30.2 | 33.9 |
| Multi-Family | 3.3 | 4.8 | 5.4 | 4.6 |
| Commercial | 4.0 | 3.1 | 4.1 | 9.6 |
| Industrial | 3.7 | 5.6 | 15.7 | 11.0 |
| Public-Semi Public | 8.9 | 3.7 | 7.9 | 12.1 |
| Roads | 8.5 | 10.4 | 16.3 | 20.7 |
| Vacant | 24.0 | 44.6 | 20.4 | 8.1 |
| Total Percentage | 100.0 | 100.0 | 100.0 | 100.0 |
| **Total Acres** | 2,843 | 17,921 | 2,662 | 2,506 |

Another perspective of the City's land use characteristics may be obtained by comparing New Baltimore's existing acreage allocations with those of adjoining communities, or those of comparably sized communities in Macomb County. The City of New Baltimore is approximately 4.4 square miles, or 2,843 acres in size. This is an area slightly larger than the City of Fraser (4.1 square miles) or Mount Clemens (3.9 square miles). New Baltimore has the Charter Township of Chesterfield as its neighbor on both the north and west sides of the City. A comparison of land use acreage has been made with Chesterfield because of its proximity and because growth is moving from that direction. Comparison is made with the other two communities because they are about the same size as the City of New Baltimore. A comparison of the amount of land allocated for each land use category is reflected in Table 25.

## ZONING

Zoning is the regulatory tool that indicates how the land must be developed. In the ideal, it is based upon the 20-year Master Plan for land use development. Zoning, therefore, would represent the development policy of the community. In many cases, however, land is not zoned to its maximum use because growth management of the community has not warranted the higher intensity uses. All of the various zoning districts and regulations should add up to a statement of policy regarding how land is to be used. Sometimes, this does not happen. Zoning patterns may have resulted from the sum of many individual decisions, each arrived at separately over time.

The quantity of land within each of New Baltimore's 15 zoning designations is shown in Table 26. Approximately 73 percent of the City's total land area, or some 2,170 acres, are zoned for single-family residential purposes. This reflects the policies of the City as indicated in the Master Plan which programs about 60 percent of the City for single-family development. Land zoned for multi-family encompassed 364 acres, or 12.5 percent of the City. In comparing zoning to existing land use, it is evident that most of the projected growth of the City is anticipated in residential construction.

Commercial acreage could be expected to more than triple, from the existing 88 acres to 286 acres. It is recognized, however, that much of this acreage is in wetlands or woodlands and, therefore, the intensity of development will be less than exists today. It also offers an opportunity for development which is ecologically and environmentally more acceptable. Industrially zoned land accounts for about seven percent of the City's land area. This reflects the amount of growth which can be expected over the next decade, and with only one percent of the City used for industry provides for good growth potential. The City's land use policy, as articulated by its zoning distribution, can be viewed in terms of proportions in Figures 5 and 6. Both charts emphasize the dominance of residentially zoned land in the City.

TABLE 26
ZONED ACREAGE

| Category | Acres | Percent |
|---|---|---|
| R-80 Single-Family Residential | 924 | 31.3 |
| R-70 Single-Family Residential | 918 | 30.9 |
| R-65 Single-Family Residential | 318 | 10.7 |
| RM-1 Multiple-Family | 288 | 9.7 |
| RM-2 Multiple-Family | 67 | 2.3 |
| RM-3 Multiple-Family | 9 | 0.3 |
| MHP Mobile Home Park | 5 | 0.2 |
| BT Business Transitional | 28 | 0.9 |
| LC Local Commercial | 10 | 0.4 |
| CBD Central Business District | 28 | 0.9 |
| GC General Commercial | 146 | 4.9 |
| P Parking | - | - |
| WD Waterfront Development | 12 | 0.4 |
| RO Research Office | 20 | 0.7 |
| I Industrial | 189 | 6.4 |
| **Total** | 2,843 | 100.0 |

FIGURE 5
ZONED LAND SUMMARY

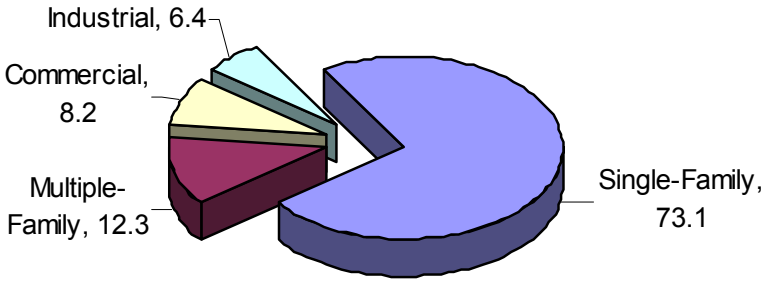
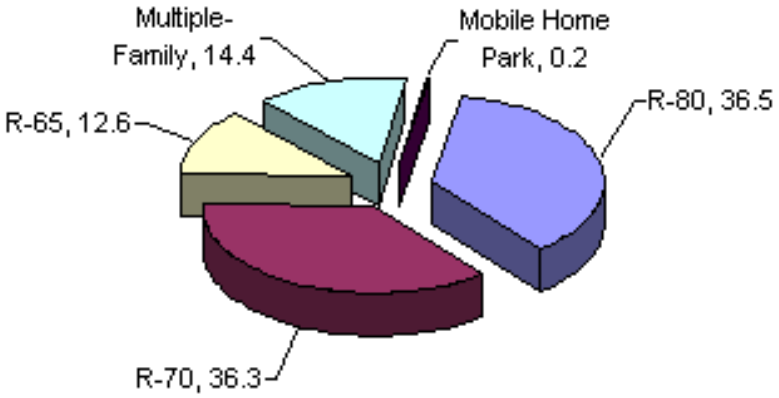



FIGURE 6
RESIDENTIAL ZONING SUMMARY



# SECTION 4.0

ILLUSTRATION #10 EXISTING LAND USE MAP 11X17

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