Bowne Township

T.05N., R.09W.

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MAP 3
Source (SSURGO data): Hydric soils provided by Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture (02/01/2012)
MAP 9 - BOWNE TOWNSHIP
ROAD CLASSIFICATIONS MAP

ROAD CLASSIFICATIONS
- STATE ROUTE
- COUNTY PRIMARY PAVED
- COUNTY LOCAL PAVED
- COUNTY LOCAL GRAVEL
- PRIVATE

NO SCALE
The principal use is forming and single family dwellings. Accessory uses include greenhouses, home occupations, and roadside stands. Special Land uses will include campgrounds, certified animal feeding, migrant housing, natural resource removal, and outdoor recreational facilities. Special land uses recommended include farm markets and value-added activities such as vineyards, cooperatives, production sale of products produced on the farm and products produced by similar farm operations. The areas planned for Agricultural Preservation are intended to be zoned AG Agricultural, which require a minimum lot size of one acre with a maximum lot area of five acres for non-agricultural single family dwellings. The required lot width is 150 feet. Sliding scale zoning is utilized within the AG Agricultural District to limit the number of land divisions. In order to preserve the integrity of the Agricultural Preservation District, Planned Unit Developments (PUDs) are not permitted in the AG Agricultural District.

This land use category is intended to provide appropriate transition between those areas planned for long term agricultural uses, and those lands which will, in the future, or are already, primarily residential. Significant numbers of active farms exist in this area. Farming is prevalent, and accessibility in adjacent areas will include gardens and greenhouses, home occupations, and modest stands. Special land uses will include campgrounds, golf courses and country clubs, natural resource removal, and nature centers. The Country Residential land use category is intended to be zoned R-1 Family Residential which require a minimum lot size of 25 acres with a width of 300 feet. Planned Unit Developments are permitted in the R-1 District with densities that do not exceed 25 units per acre. Reductions in lot size and width within PUDs may be approved by the Township Board.

This land use category is intended to provide an area outside the Alto Central Business District for commercial uses which serve the needs of not only the residents of Bowne Township but motorists traveling through the Township. The General Commercial land use area is located primarily along Allen Nash (M-50) approximately one-quarter mile north and south of 64th Street, to a depth of approximately 600 feet. General Commercial uses are regulated by the C-2 Commercial zoning district which permits a wide range of retail and service uses. Special land uses will include, among others, vehicle repair, drive-in restaurants, health clubs, beauty salons, motels and multiple uses of buildings, and indoor and outdoor recreation facilities. The minimum lot size in the C-2 District is 10,000 square feet with 15 feet of lot width without sewer, and 15,000 square feet with 70 feet of lot width with sewer.

This land use category includes the settlement of Alto and that area surrounding Alto which either is already served by public sewer, or can be served by public sewer in the future. Development may take a village form as found in Alto, or may be developed in an urban or suburban form. Residential access is key, as well as availability of commercial uses and public facilities such as the Alto Elementary School and the US Postal Service. The Neighborhood Residential area is intended to be zoned R-2 Low Density Residential. Minimum lot sizes in the R-2 are two acres with a width of 200 feet. While lot sizes and widths do not vary significantly from the R-1, the area does anticipate lot size, width, and densities that provide a more suburban, non-farm character. In addition, Planned Unit Developments (PUDs) are permitted in the R-2 District, and provide an opportunity for smaller lot sizes while retaining densities that will not exceed two units per acre. However, sanitary sewer and public water is not available in the Low Density Residential area nor are public utilities planned. Therefore lot sizes will be those that can be supported by wells and septic systems.

This land use category is intended to provide an area for housing densities somewhat higher than that proposed for the Country Residential area. Uses by right will include primarily single family dwellings and it is recommended that forming be permitted as a use by right. Accessory uses include home occupations, private gardens, and greenhouses which do not offer items for sale. Special land uses will include, among others, camps and campgrounds, golf courses, country clubs, and nature centers. The Low Density Residential and use category is intended to be zoned R-2 Low Density Residential. Minimum lot sizes in the R-2 are two acres with a width of 200 feet. While lot sizes and widths do not vary significantly from the R-1, the area does anticipate lot size, width, and densities that provide a more suburban, non-farm character. In addition, Planned Unit Developments (PUDs) are permitted in the R-2 District, and provide an opportunity for smaller lot sizes while retaining densities that will not exceed two units per acre. However, sanitary sewer and public water is not available in the Low Density Residential area nor are public utilities planned. Therefore lot sizes will be those that can be supported by wells and septic systems.

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