

CHAPTER 10

EXISTING LAND USE

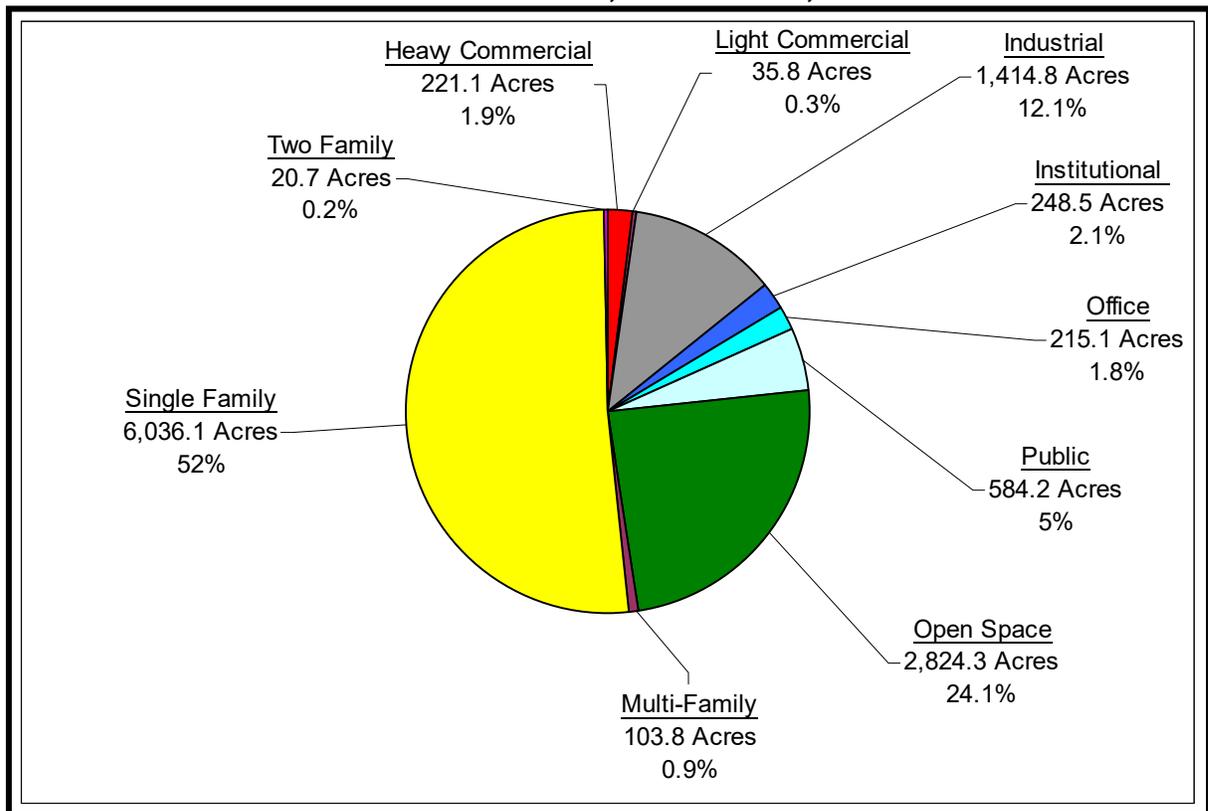
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SECTION 1
EXISTING LAND USE

Land use inventories are an essential tool in any master plan as they provide data that represents how a community is served or underserved in certain land uses, such as senior housing and parks and recreation. Solon’s land use as of December 31, 2009 is shown in “Chart 10-1-A” and is visually represented in “Map 10-1-A”. It should be noted that zoning and land use are distinct from each other in that zoning merely provides the legal basis to permit certain land uses in specific locations throughout a community.

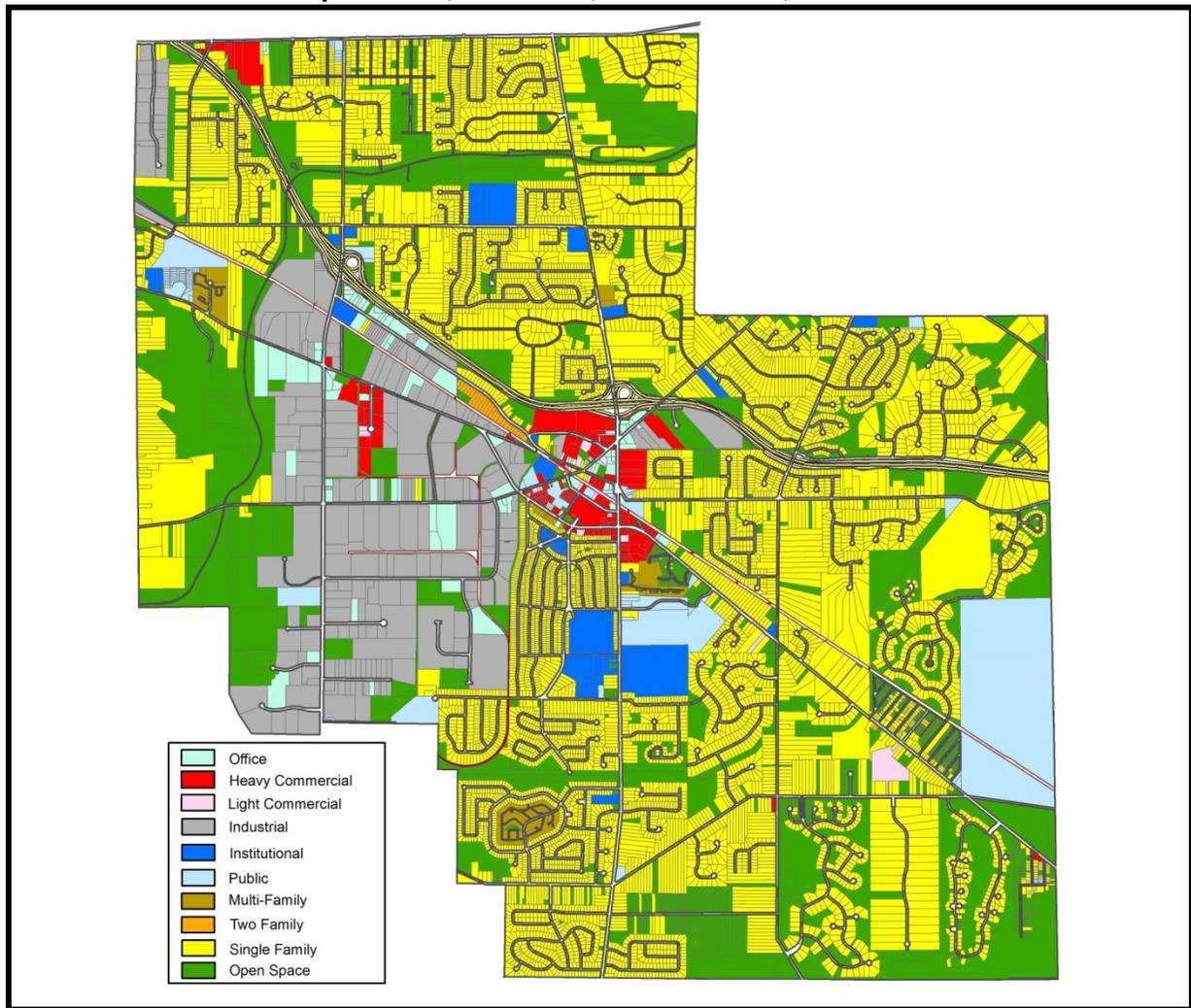
In Solon, the Zoning Map currently includes twenty-one (21) zoning districts, including Single Family Residential, Multi-Family Residential, Commercial, and so on. R-1-D (Single Family Residential), for example, is a *zoning district* that permits several *land uses*, a few examples being single family dwellings, religious institutions, and government buildings. The Land Use Map on the other hand contains only ten (10) land use classifications including Heavy Commercial, Light Commercial, Single Family, Open Space, and so on.

“Chart 10-1-A” Land Use, December 31, 2009



Source: City of Solon Dept. of Planning and Community Development (does not include land occupied by right of ways)

“Map 10-1-A”, Land Use, December 31, 2009



Source: City of Solon Dept. of Planning and Community Development

The City of Solon Land Use Map is updated once a year in December and it is a snapshot of the how the City’s land is used at that particular moment in time. Land uses can fluctuate on a regular basis especially in locales with high demand for new housing, retailers, office space, etc.

An example of this fluctuation would be a vacant lot that would initially be mapped as Open Space but its classification would change to Single Family Residential once a dwelling is constructed on the lot. Similarly, if an aging restaurant building is demolished, the land use would change from Heavy Commercial to Open Space. Zoning District changes, however, occur only when, in the case of Solon, residents vote to approve a proposal to change the zoning from one classification to another.

Article III provides the Future Land Use Plans and Policies for each facet of city planning including but not limited to the Central Retail District Plan, Industrial Core Plan, Transportation Plan, etc.