

## **Land Use and Development**

Land use planning is the term used for a branch of public policy which encompasses various disciplines which seek to order and regulate the use of land in an efficient and ethical way. The essential function of land use planning is to show how land uses fit together currently and how the land use patterns may/should change in the future.

### **Land Use Classifications:**

#### **Residential**

The residential land use classification can be defined as all real property used or held for human habitation containing one or more dwelling units including rooming houses with facilities assigned and used for living. Additionally, the designation includes accessory land, buildings or improvements incidental to such habitation and used exclusively by the residents of the property or their guests. Incidental accessory land, buildings or improvements would include garages, sheds, in-ground swimming pools, tennis courts, etc. The residential land use parcel classification is the highest land use in the Village, with approximately 87% of all of the parcels used for residential purposes.

#### **Commercial**

The commercial land use classification can be defined as all real property used or held for use for business purposes and not specifically included in another class. Approximately 6% of the parcels within the Village are used for commercial purposes.

#### **Industrial**

The industrial land use classification can be defined as all real property used or held for use for manufacturing, milling, converting, producing, processing, extracting or fabricating materials unserviceable in their natural state to create commercial products or materials. Also, industrial activities can include the mechanical, chemical or electronic transformation of property into new products and any use that is identical to or an integral part of such use, whether for profit or non-profit purposes. Finally, the industrial classification can be used for property used for the storage, transmitting and generating of utilities. With 13 industrial parcels in the Village, this classification makes up less than 1% of the parcels.

#### **Institutional**

The institutional land use classification can be defined as all property which is totally exempt from taxation. The institutional classification includes municipal or county uses, educational uses, charitable uses, religious uses, and use by authorities (Housing, Utility, Electric, Sewer, Water, etc.). Approximately 3% of all parcels in the Village are classified as institutional.

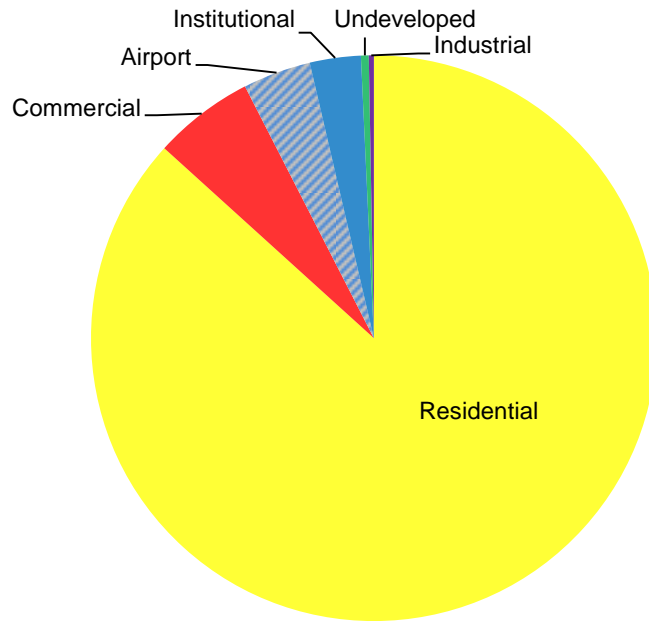
#### **Undeveloped**

The undeveloped land use classification can be defined as all property which is not otherwise classified and does not have any existing improvements (whether residential, commercial, industrial, etc.). Less than 1% of the parcels in the Village are classified as undeveloped.

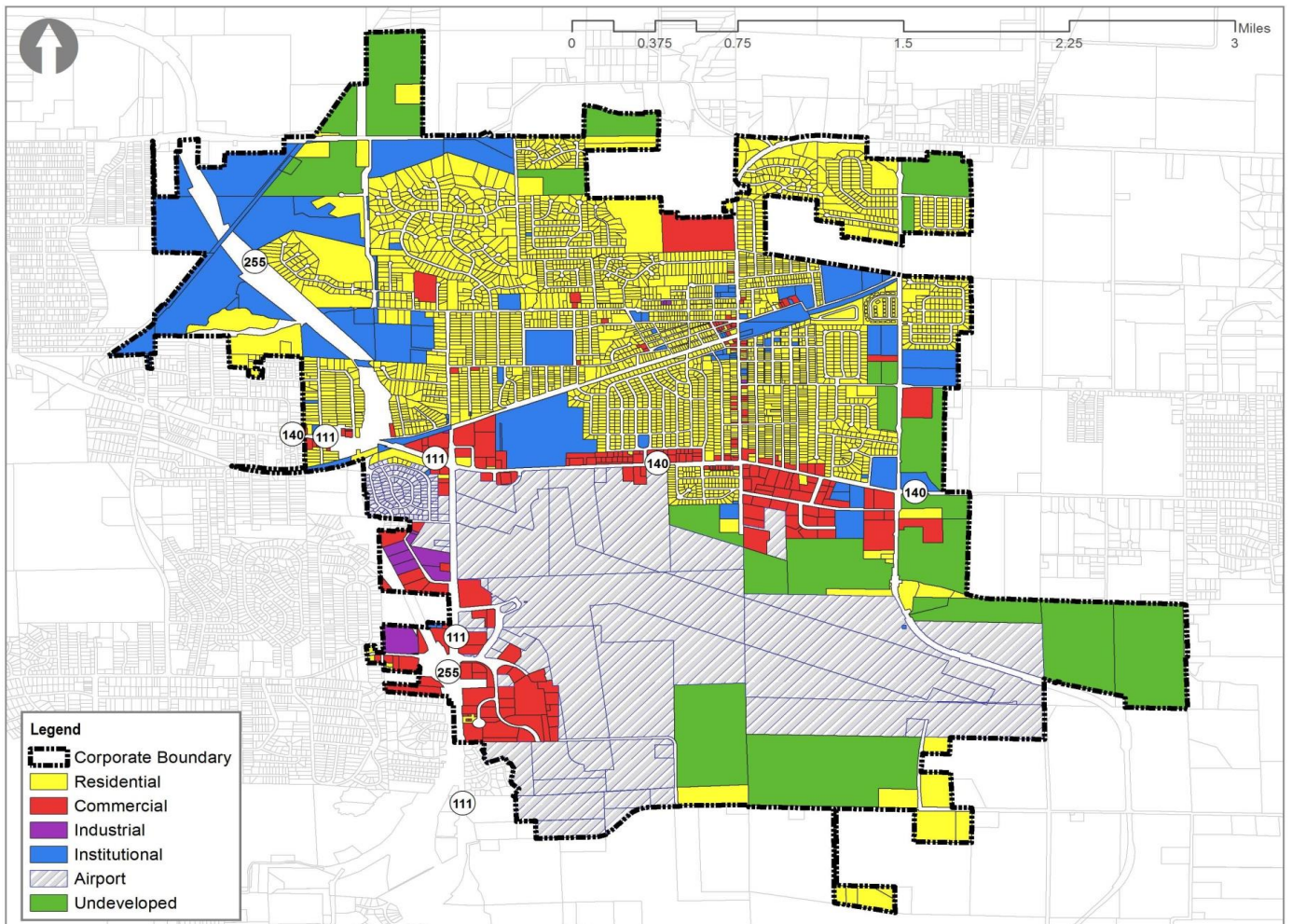
#### **Airport**

The airport land use classification can be defined as all property used or held for use for airport related activities and not specifically included in another class. Approximately 4% of the parcels in the Village are classified as airport.

Land Use by Parcel Classification

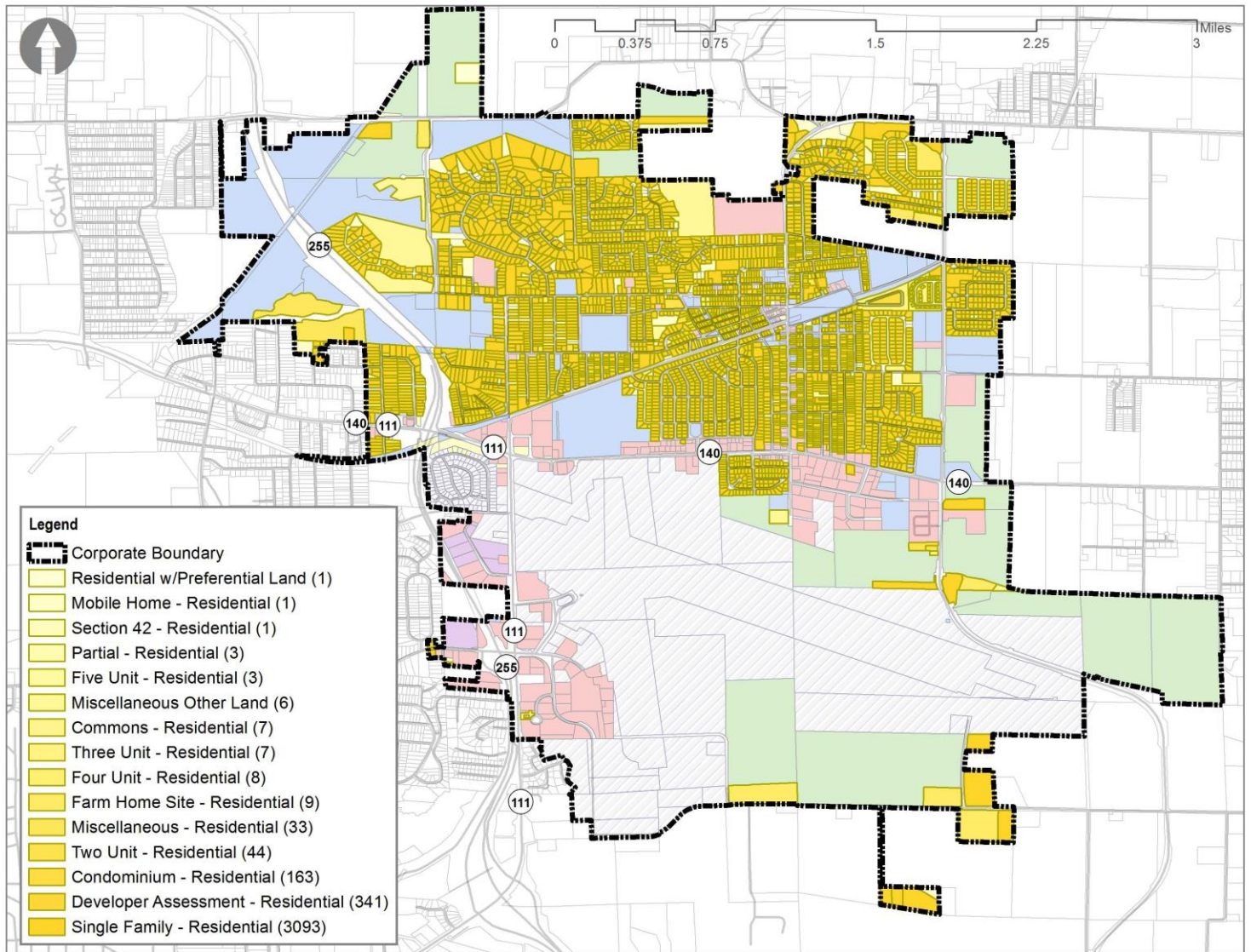


Existing Land Use



Within each land use classification are sub-categories that further define the type of use. The following is a detailed look at each of the land use classification in the Village.

*Residential Parcels*



### Single-Family

This type of residential land use classification is for single family residential purposes. This is the predominant type of residential land use within the Village, with 86% of the residential parcels classified as single family.

### Condominium

This type of residential land use classification is for parcels with condominium living units.

### Miscellaneous Residential

Miscellaneous residential properties include those parcels of land which feature residential improvements and serve as accessory parcels to primary residential units, including garages, sheds, in-ground swimming pools, tennis courts, etc.

### Farm Home Site

This type of residential land use is designated for those parcels which have improvements for residential purposes as well as agricultural purposes.

## Two-Unit

This type of residential land use is designated for two residential units on one parcel of land. There are currently 13 parcels in the Village designated as two-unit residential properties.

## Miscellaneous Other Land

Miscellaneous other land related to properties used for residential purposes.

## Five-Unit

This type of residential land use is designated for five residential units on one parcel of land. There is currently one parcel in the Village designated as a five-unit residential property.

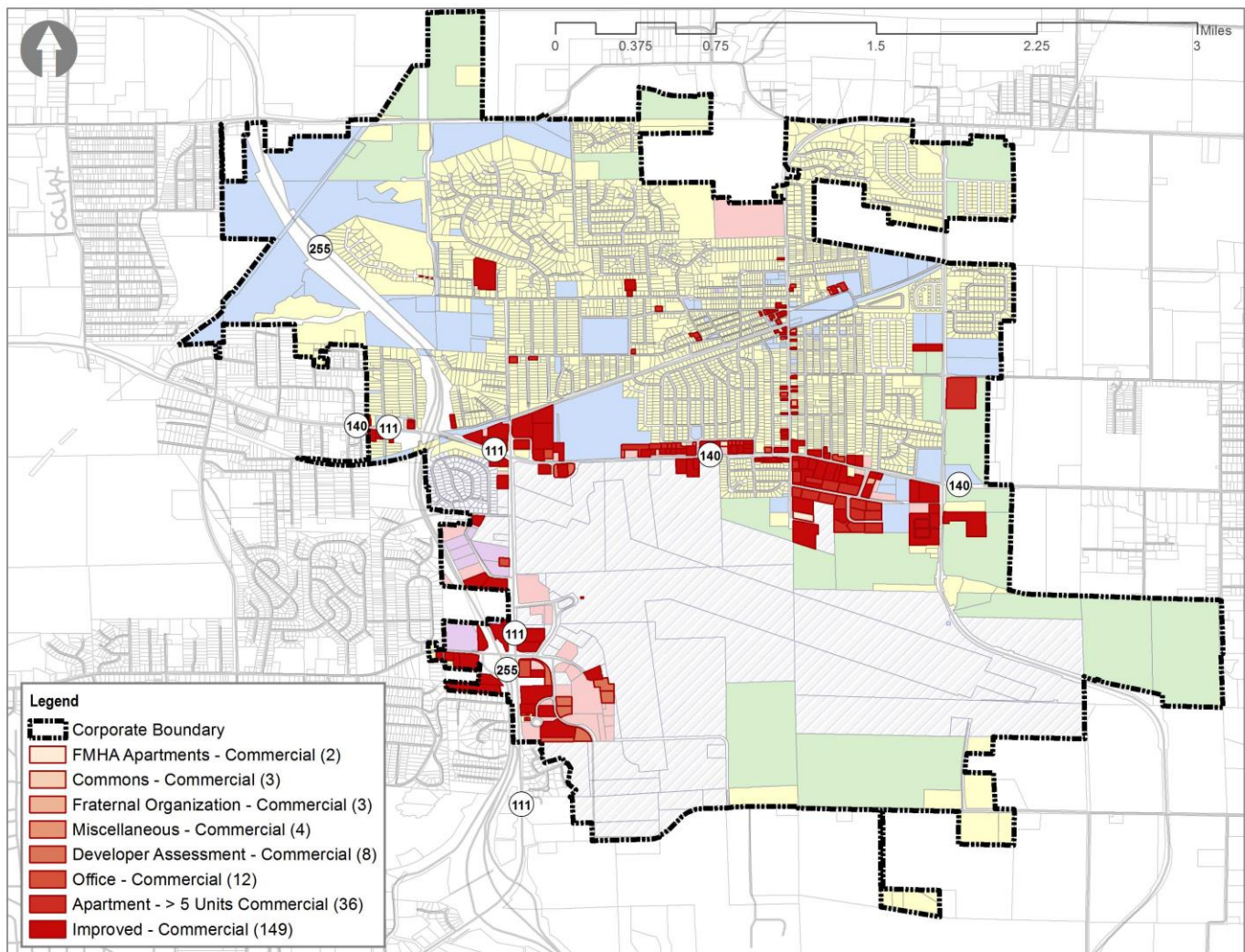
## Mobile Home

This type of residential land use designation is specifically for mobile home residential units.

## Section 42

This type of land use designation is for those properties that are being used for "Section 42" apartments. The residents who live in Section 42 housing must be income and program eligible, similar to residents who live in rental assistance developments.

### Commercial Parcels



## Improved-Commercial

This type of commercial land use classification is for properties that have improvements intended for general commercial use.

### Apartment (6 to 999 Units)

This type of commercial land use designation is for those parcels of land which have commercial purposes related to multi-unit apartments, from 6 to 999 units.

### Office

This type of commercial land use designation is for those parcels which have commercial office uses.

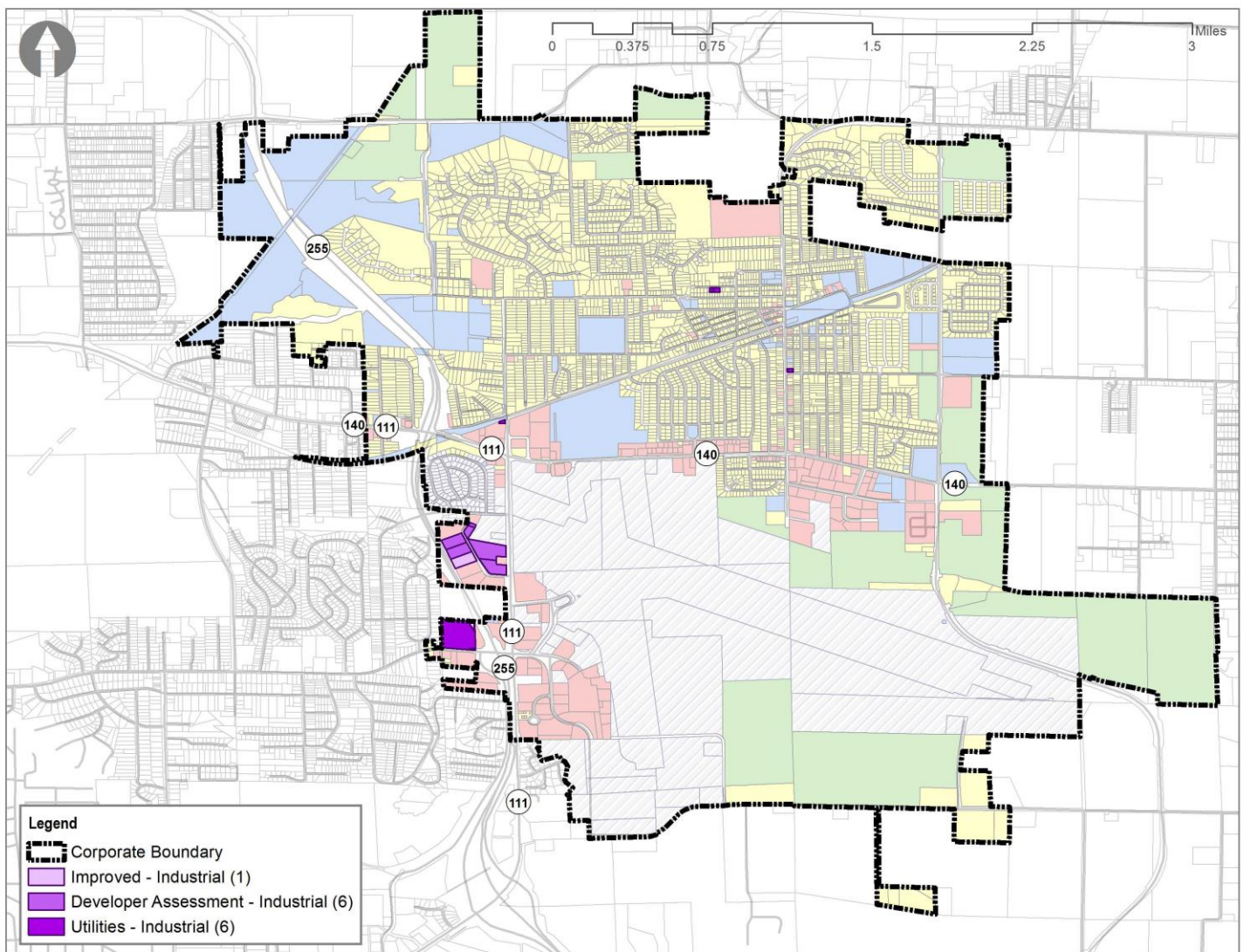
### Miscellaneous Commercial

Miscellaneous commercial properties include those parcels of land which feature commercial improvements and serve as accessory parcels to primary commercial properties.

### Fraternal Organization

This type of commercial land use designation is for those properties being used for commercial purposes related to fraternal organizations.

### Industrial Parcels



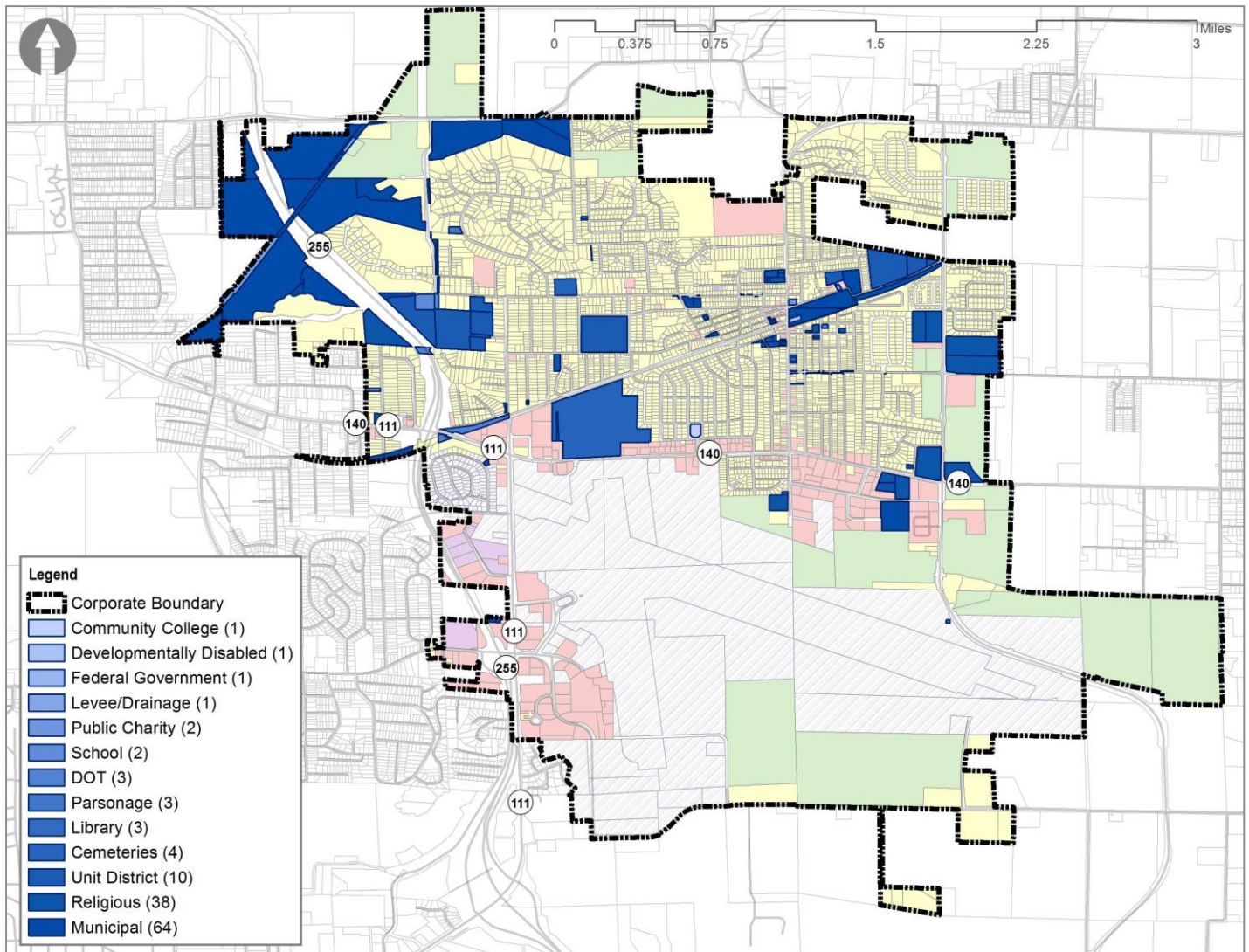
### Utilities

This type of industrial land use designation is for those parcels which have improvements related to the generation of utilities.

## Improved- Industrial

This type of industrial land use classification is for properties that have improvements made intended for general industrial use.

### *Institutional Parcels*



## **Municipal**

This type of institutional land use designation is for those parcels which are owned by and used for a municipality.

## **Religious**

This type of institutional land use designation is for parcels which are used for or related to religious purposes.

## **Unit District**

This type of institutional land use designation is for those parcels which are used for purposes related to the school district.

## **Cemeteries**

This type of institutional land use designation is for parcels which are used for cemetery purposes.

## **Library**

This type of institutional land use designation is for parcels which are used for the Library.

### Parsonage

This type of institutional land use designation is for those parcels which are used for parsonage purposes.

### DOT

This type of institutional land use designation is for parcels which are typically right of way, and owned by the department of transportation.

### School

This type of institutional land use designation is for parcels which are used for school purposes.

### Public Charities

This type of institutional land use designation is for parcels owned by or used for public charities.

### Levee/Drainage

This type of institutional land use designation is for parcels which serve as drainage or are part of the levee system.

### Federal Government

This type of institutional land use designation is for parcels owned by or used for the federal government.

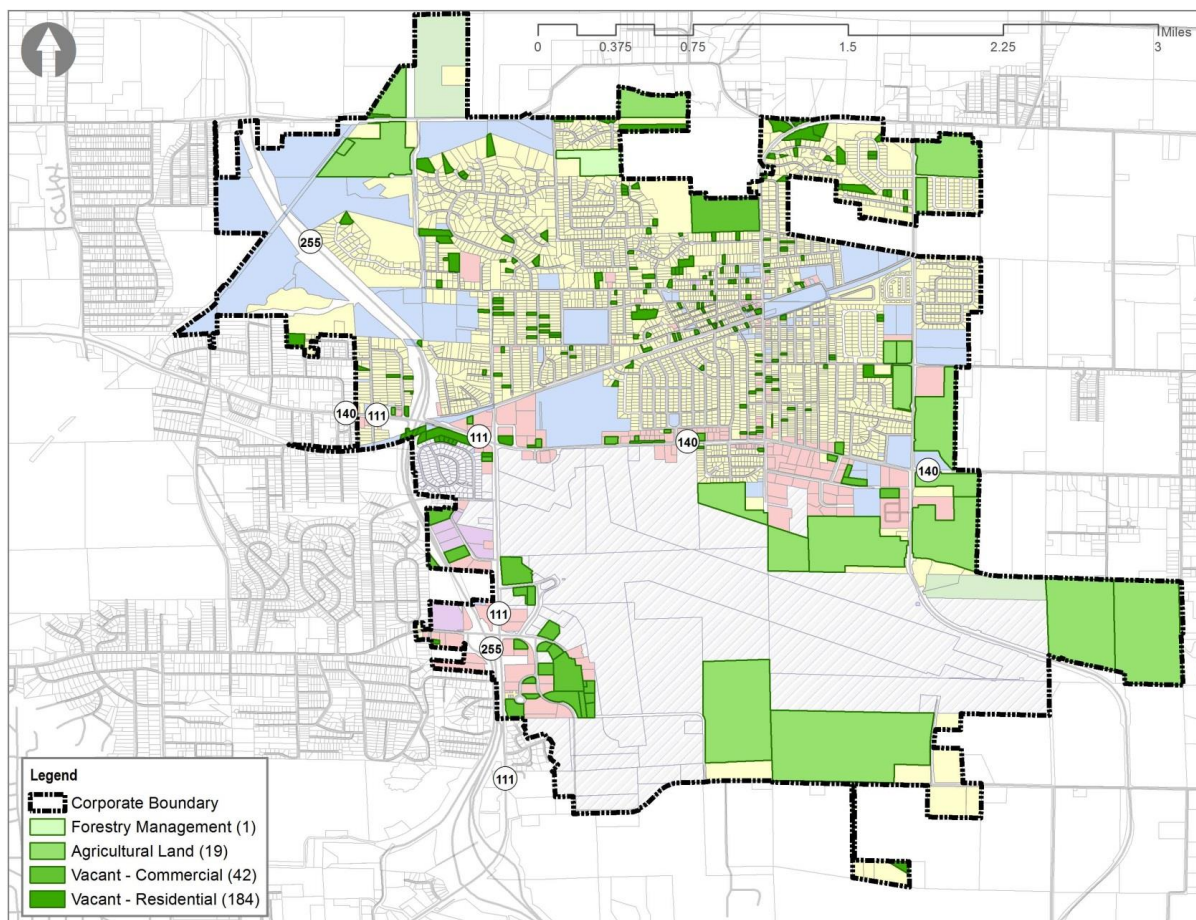
### Developmentally Disabled

This type of institutional land use designation is for those parcels which are used for developmentally disabled institutional purposes.

### Community College

This type of institutional land use designation is for those parcels which are used the community college.

*Undeveloped Parcels*



### Vacant – Residential

This type of undeveloped land use classification is for those properties intended for residential purposes, but currently have no residential improvements.

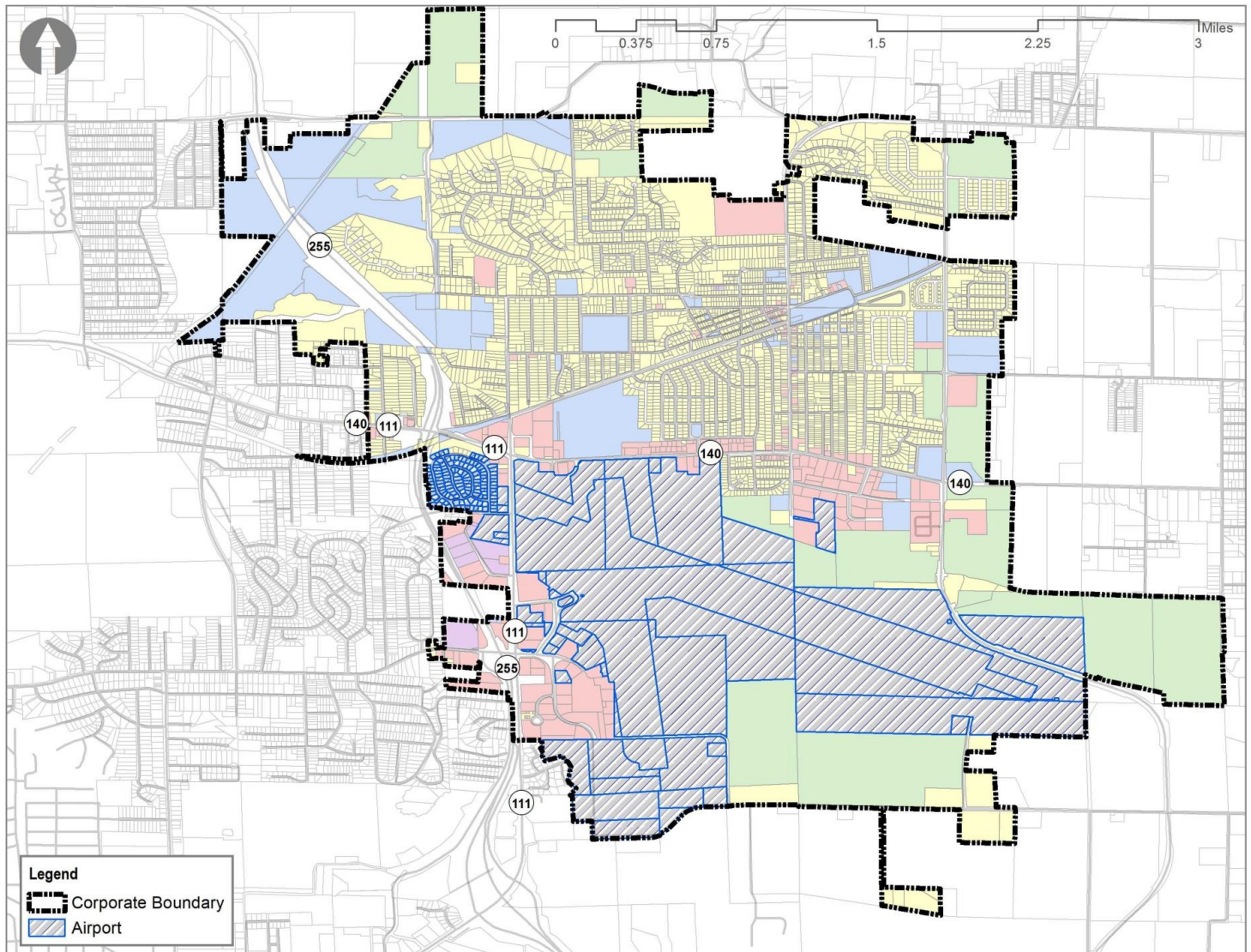
### Vacant – Commercial

This type of undeveloped land use classification is for those properties intended for commercial purposes, but currently have no commercial improvements.

### Agricultural Land

This type of undeveloped land use classification is for properties that have no physical improvements, but are being used for agricultural purposes.

*Airport Parcels*



### Airport

The general airport land use classification can be defined as all property used or held for use for airport related activities and not specifically included in another class.

### Future Land Use

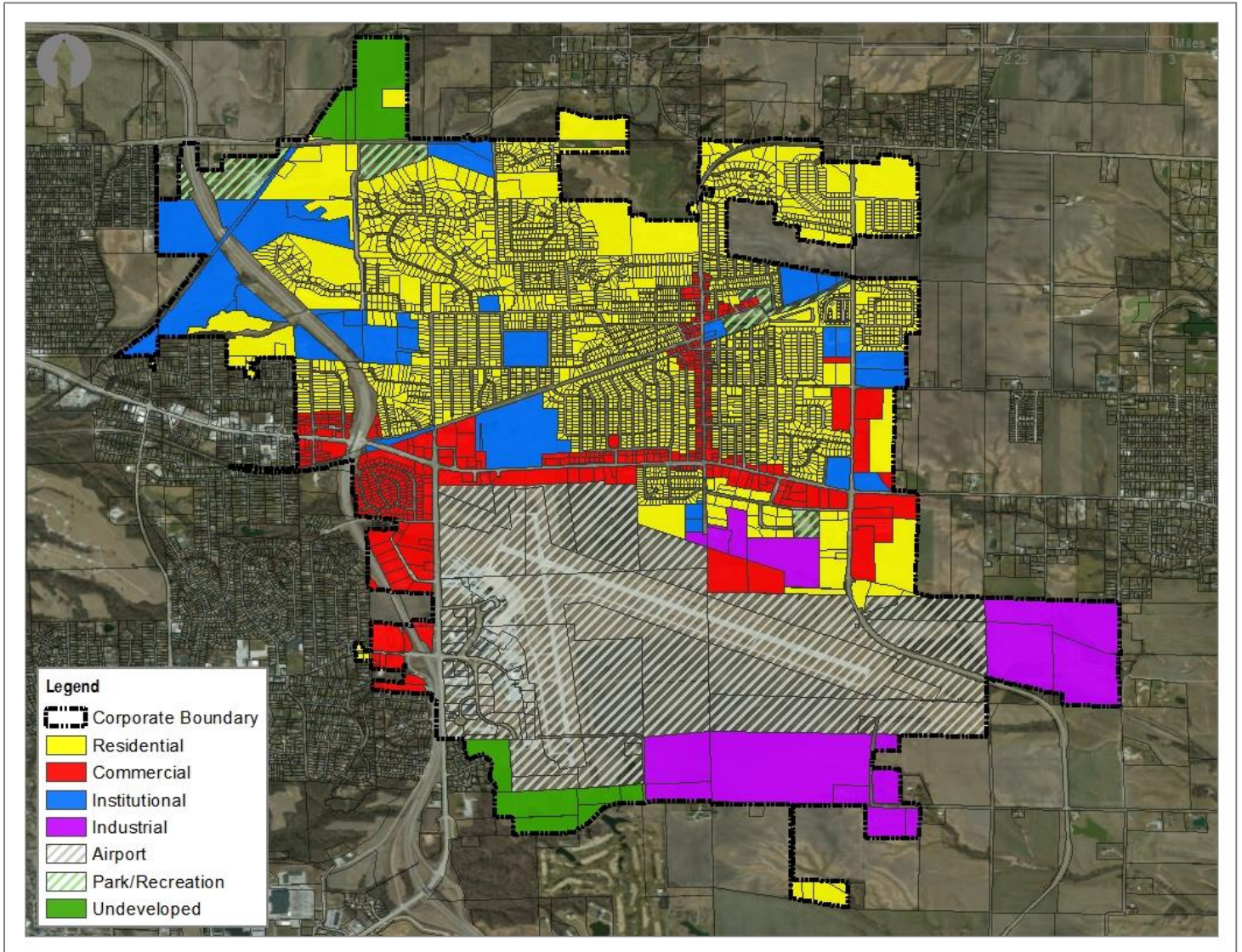
The Future Land Use element establishes the pattern of land uses and location of growth for Bethalto. This section represents the growth policy from which the Village ensures that physical expansion of the developed areas is managed at a rate to support any projected population and economic growth.



The Future Land Use map identifies locations in Bethalto where various land uses and intensities of use would be ideal in the future. It establishes broad strategies in keeping with the role of the comprehensive plan as a framework for future development.

The Future Land Use map reflects Bethalto's previously adopted plan, as well as takes into consideration current development trends. Additionally, in order to plan for future growth beyond the existing Village boundaries the future land use of the land within a 1.5 mile radius of the existing corporate limits is considered. In Bethalto's case, not much of the adjacent property is currently incorporated in other municipalities aside from the southwesterly side with Wood River. Map 2.12-9 shows the future land uses of the unincorporated properties within a 1.5 mile radius of Bethalto's corporate limits.

*Future Land Use*



1.5 Mile Future Land Use

