



Land Use

The current and planned use of land should be a major concern of every community because it has a direct impact on the overall environment in which residents, businesses and industry thrive. The objective of land use planning is to guide growth and development in an orderly physical and economic fashion that creates the highest and best use of all land within the community.

2004 Existing Land Use			
Land Use	Square Feet	Acres	Square Miles
Single Family Residences	7,589,228	174.2	0.27
Multiple Family Residences	1,020,815	23.4	0.04
Residences	8,610,043	197.7	0.31
Downtown Commerce	166,530	3.8	0.01
Highway Commerce	2,395,662	55.0	0.09
General Commerce	204,737	4.7	0.01
Office	149,462	3.4	0.01
Commerce	2,916,391	67.0	0.10
Light Industry	694,229	15.9	0.02
Industry	694,229	15.9	0.02
Institutions	1,974,756	45.3	0.07
Recreation	1,428,587	32.8	0.05
Agriculture and Open Space	2,045,158	47.0	0.07
Vacant	5,470,098	125.6	0.20
Miscellaneous/Developable	10,918,600	250.7	0.39
Total Land Use	23,139,263	531.2	0.83
River Raisin Mill Pond	427,038	9.8	0.02
Roads and Streets	5,564,056	127.7	0.20
Entire Village	28,703,319	658.9	1.04

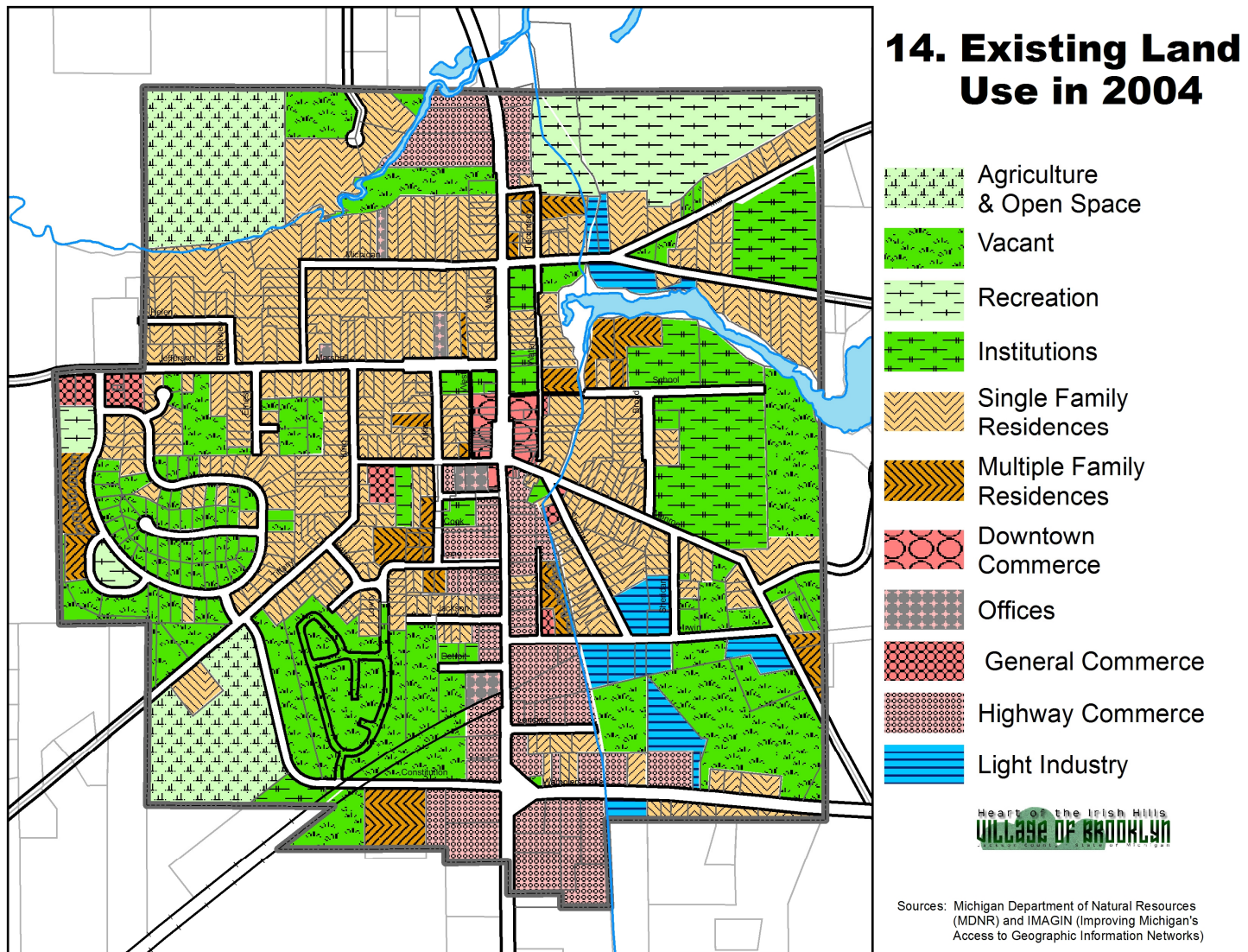
Source: Region 2 Planning Commission

Existing Land Use and Zoning

It is important to understand existing land use patterns and current zoning before establishing a future land use plan for the Village. While another windshield survey was not completed as a part of this update, it was deemed unnecessary due to the nearly constant land use pattern within the confines of the Village.

2004 Survey

During the Fall of 2004, staff from the Village of Brooklyn and the Region 2 Planning Commission conducted a windshield survey of land use as it currently exists within the Village (please see Map 14). A parcel map, developed and maintained by Jackson County in conjunction with the Village, was utilized as the base map for the existing land use map.



First, the type of use was determined and noted on the parcel map by classification. The major land classifications used in this study are:

- ✕ residential,
- ✕ commercial,
- ✕ industrial, and
- ✕ miscellaneous/developable

Residences comprise 29.6% of the Village's land area. Commerce and Industry comprise another 12.4% of the land area. Developable and other miscellaneous land uses comprise 37.5% of the land area. The River Raisin Mill Pond and roads and streets comprise the last 20.6% of the Village's 1.04 square miles.

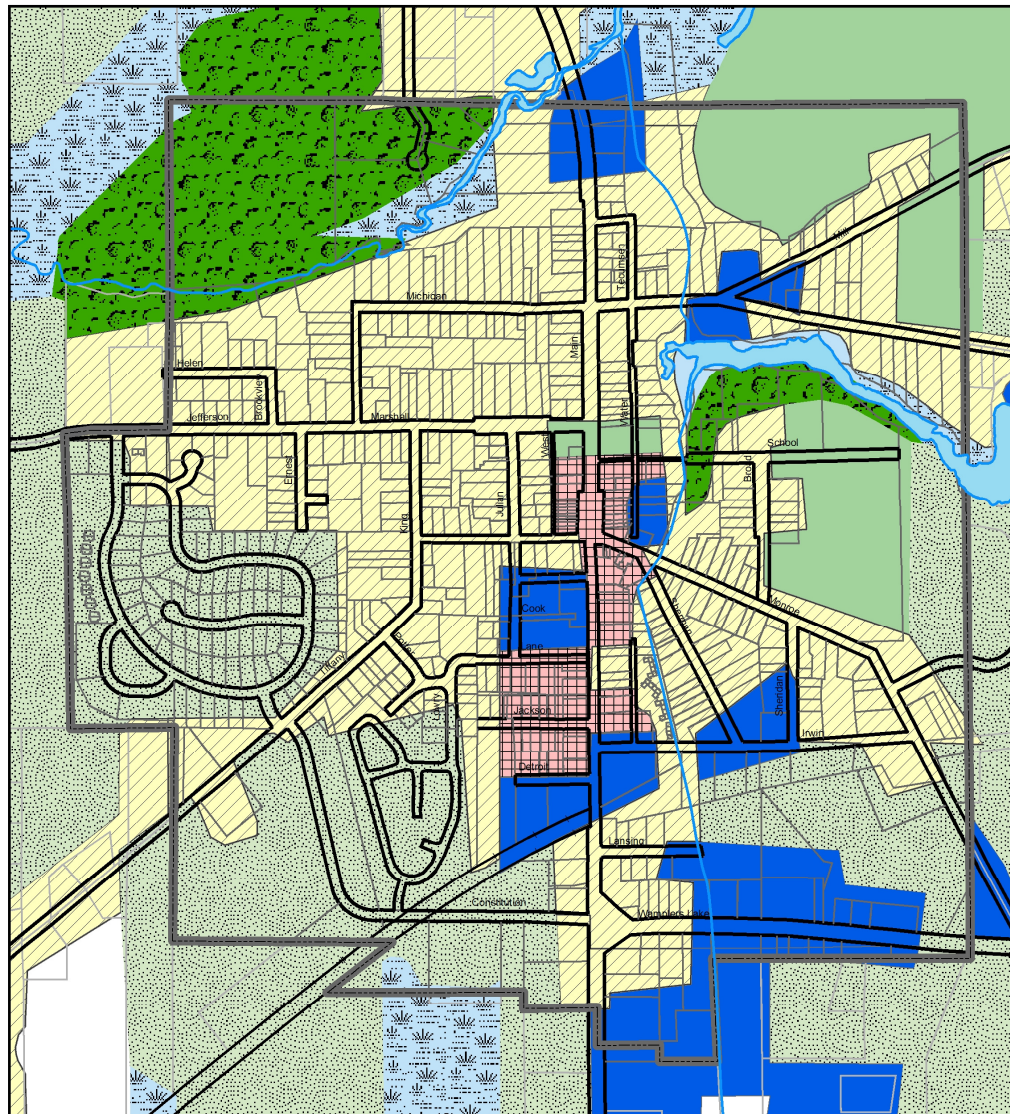
1998 Survey














Michigan State University's Community Extension service also conducted a land use survey of Columbia Township (including the Village of Brooklyn) utilizing aerial photography taken in 1998. A comparison of the 2 studies highlights the residential development which continues to take place in the southwestern quarter of the Village. The 1998 study Village (please see Map 15) also provides the land use context in which the Village exists. For example, commercial and residential development extends into Columbia Township. The 1998 study also provides a picture of the natural resource uses of undeveloped land (i.e., farmland, wetlands, forested land, etc.).

Current Zoning

Reasonable land use control is necessary to guide community development, prevent the intermingling of incompatible land uses and to create a desirable living and working environment. Zoning is the legal device local governments utilize to implement their comprehensive plans and achieve a compatible environment. A zoning ordinance establishes districts (based upon the future land use plan) in which similar and compatible land uses are permitted and incompatible land uses are prohibited Village (please see Map 16). Development densities are controlled through the establishment of minimum lot sizes and yard requirements within each district.

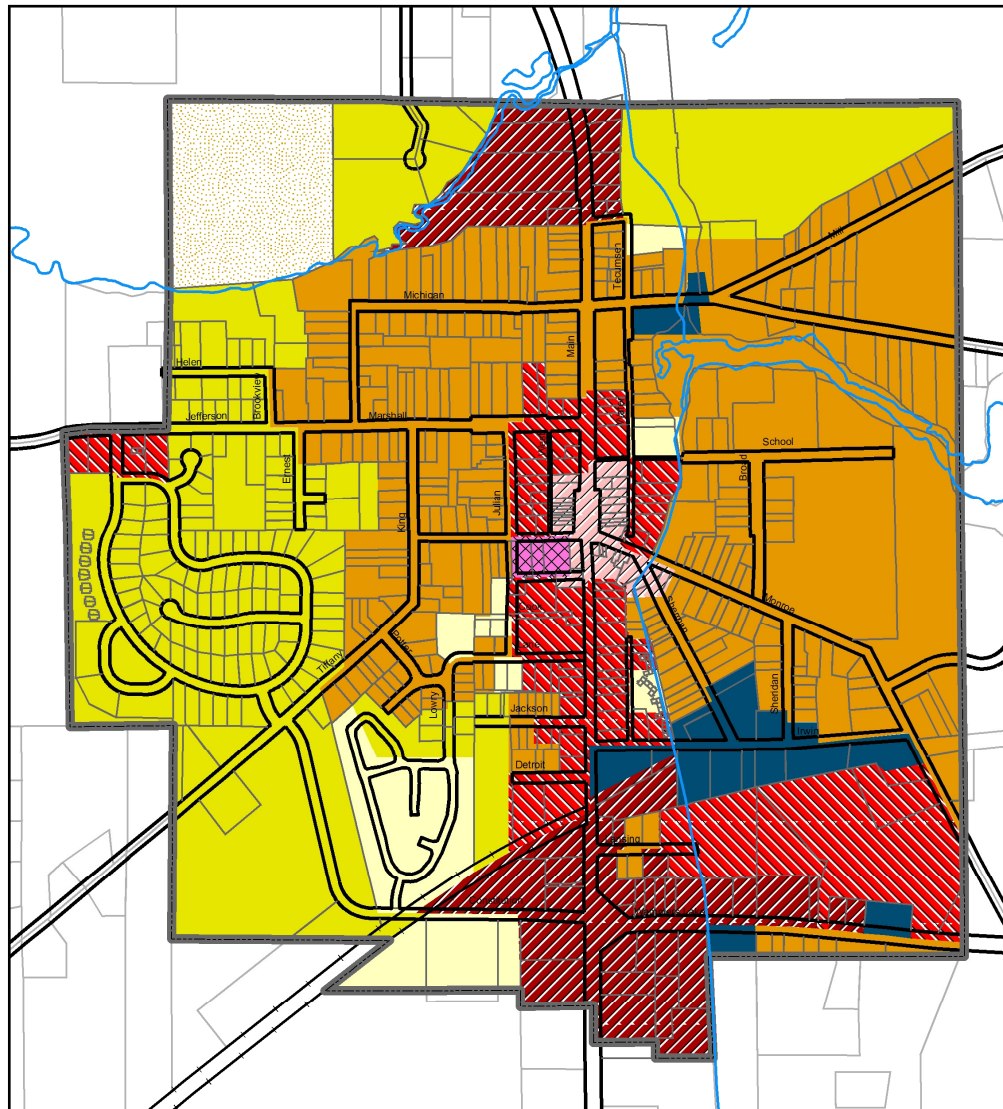
15. Existing Land Use in 1998



-  Single Family / Duplex
-  Multi-Family, Low-Rise
-  Manufactured Home / Park
-  Secondary / Neighborhood or Rural Businesses
-  Primary / Central Business District (CBD)
-  Shopping Center / Malls / Retail Centers
-  Office / Research Center or Park
-  Institutional
-  Vacant
-  Grasses and Forbs
-  Shrubs
-  Lakes
-  Shrub Swamps

Heart of the Irish Hills
VILLAGE OF BROOKLYN

Sources: Michigan Department of Natural Resources (MDNR) and IMAGIN (Improving Michigan's Access to Geographic Information Networks)



16. Current Zoning

- AG-1** Agricultural
- RM-1** Suburban Residential
- RS-1** Urban Residential
- RU-1** Multiple-Family Residential
- O-1** Office
- C-1** Central Business
- C-2** General Commercial
- C-3** Highway Service Commercial
- I-1** Light Industrial

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Sources: Michigan Department of Natural Resources (MDNR) and IMAGIN (Improving Michigan's Access to Geographic Information Networks)

Future Land Use

The future land use plan is an important component of the Comprehensive Plan. It provides the basis upon which future zoning decisions are made. The future land use plan is comprised of a map and descriptive text.

Factors Impacting Future Land Use

Recommendations shown on the Future Land Use Map and described in this and other chapters of the Comprehensive Plan are based on the following factors:

Existing Development. The condition and evolution of residential, commercial/office and industrial development, as well as the facilities and services which make development possible, must be taken into account when planning for future development. They are described in this chapter of the Plan as well as the “People, Households, & Housing,” “The Economy,” and the “Community Facilities & Services” chapters.

Land Use Surveys. The 1998 and 2004 land use surveys were reviewed earlier in this chapter of the Plan. The future land use plan developed for the 1997 edition of this comprehensive Plan was also part of this analysis. Together, they provide snapshots in time of how the land was utilized, both actual and proposed.

Zoning District Patterns and Trends. A quick look at the current zoning map for the Village highlights the need to review this important document once the comprehensive plan is completed. For example, significant portions of the Village are zoned agricultural although it will inevitably be developed for other purposes (no land was set aside for agricultural use in the Village’s 1997 edition of the future land use plan).

Future Land Use Categories

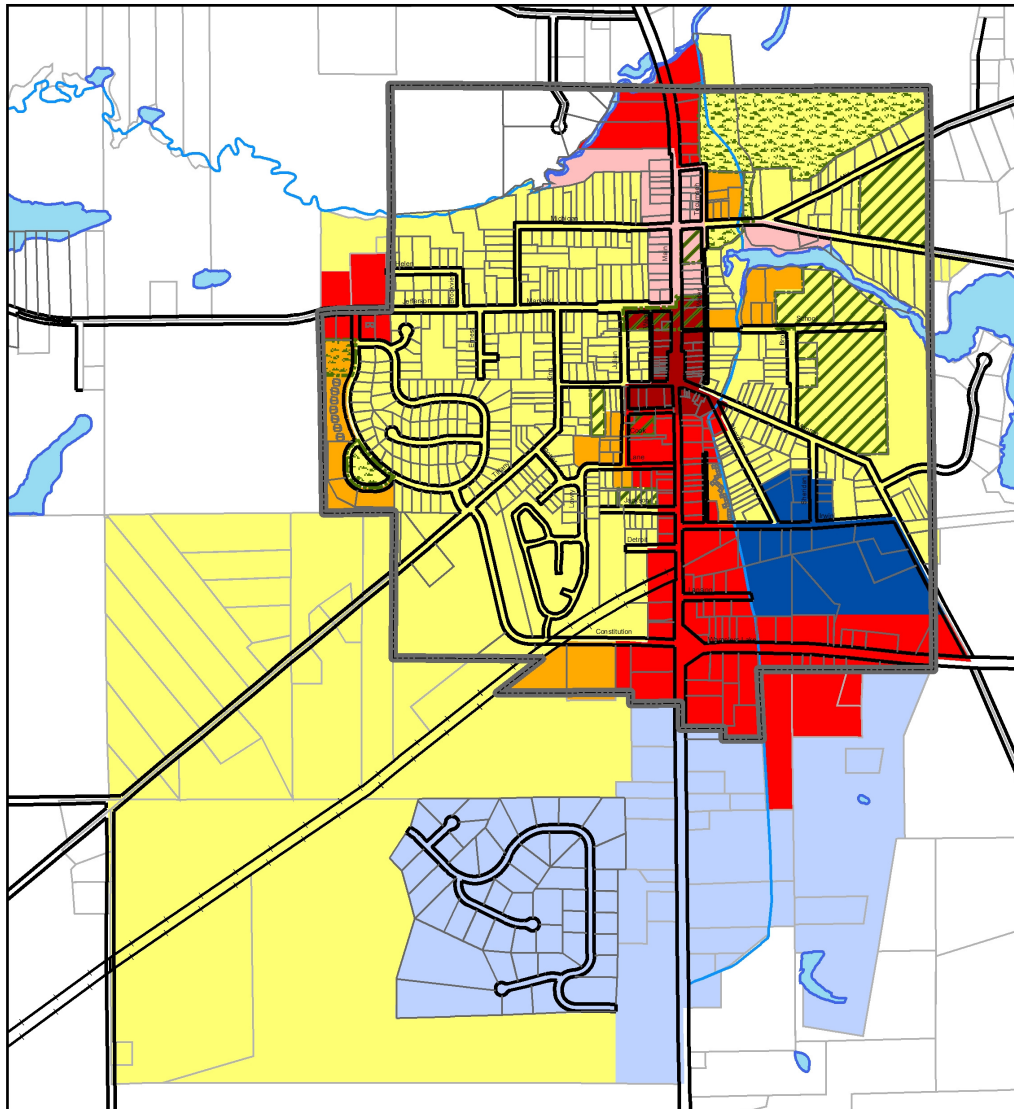
The future land use map is a guide intended to assist decision-making. The future land use plan focuses on stabilizing, maintaining and enhancing community character and balancing the Village's mixture of land uses. The proposed land use areas are described below (please see Map 17), and include areas beyond the confines of the Village to provide guidance for future border development decisions.

Residential Areas. Residential areas can be classified as single-family and multiple-family neighborhoods:

1. **Single-family Residential.** These residential areas are comprised exclusively of single-family homes. Established neighborhoods are developed on a grid system of street although new subdivisions are serviced by more curvilinear street networks. The plan encourages the development of more single-family residences.
2. **Multiple-family Residential.** These residential areas are comprised of small multi-family residential complexes as well as single homes converted for use as duplexes, triplexes or quads. Multiple-family areas are scattered throughout the Village adjacent to a single-family residential area as well as one or more nonresidential areas.

Commercial Areas. Commercial uses are located in 2 distinct types of commercial areas: a general commercial area and a downtown commercial area:

1. **General Commercial.** The south commercial area, the largest general commercial area in the Village, is found along the M-50 and M-124 corridors south of Downtown Brooklyn. The north commercial area can be found along the M-50 corridor at the north Village limits. Another small general commercial area is located along Jefferson Road at the west Village limits. A variety of local businesses and regional and national franchises provide a variety of restaurants (i.e., fast food and sit-down) and personal service establishments within the general commercial area.



17. Future Land Use Plan

- Single-Family Residential
- Multiple-Family Residential
- Downtown Commercial
- General Commercial
- Mixed Use: Residential/Office/Commercial
- Industrial
- Mixed Use: Commercial/Industrial
- Institutions
- Parks & Open Space

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2. **Downtown Commercial.** This commercial area includes uses typical of a traditional Downtown, which is situated in a compact and pedestrian-oriented environment. Buildings are typically built up to the street right-of-way, with parking provided on the street, to the rear of buildings, and in nearby municipal parking lots. Residences are located on the upper floors of many downtown buildings.

Industrial. There is only one area planned exclusively for industrial uses. The noted area is located near the intersection of M-50 and M-124 and adjacent to the south commercial area that stretches along M-50.

Public/Quasi-Public areas. Public/quasi-public land uses are located in 2 types of uses.

1. **Parks and Open Space.** The Village provides parkland to its residents in the form of Swains Memorial Park, Weatherwax Park, and the Village Square. Swains Memorial and Weatherwax Parks are further enhanced by the adjacent Hills Heart of the Lake Golf Course and the Elementary/Middle School play fields which act as additional open space within the Village. Open space has also been maintained in the new residential developments in the southwestern portion of the Village. While additional open space may be needed in the future, its location will be dependent upon the population it is intended to serve and the amenities it will provide.

2. **Institutional.** Institutions include governmental and nonprofit office buildings, schools, and religions/faith based organizations/facilities.

Mixed Land Use Areas. Based upon the desire to focus more of the form versus function within a building, two mixed use classifications have been added to the comprehensive plan. These areas allow for a combination of use classifications structure around the development of the physical space not the use contained within. The categories are as follows:

1. **Residential/Office/Light Commercial.** As a means of transitioning between the dense commercial core of the downtown and the abutting well established single family neighborhood, the new mixed use classification provides for the continuation of all of the existing uses while providing opportunities for other similar developments. Uses within this classification include all types of residential and office categories while only low intensity com-

mercial uses (small footprint with limited parking demand) shall be permitted to complement the other classifications.

2. **General Commercial/Industrial.** Areas extending south from the Wamplers Lake Road already exhibit a symbiotic pattern of commercial and industrial uses which is planned to extend into Columbia Township as the interest in the vacant or underdeveloped parcels strengthens over the coming years. While the industrial uses are not anticipated to be greater than the light industrial planned and existing within the southeastern corner of the Village, this area provides an opportunity for such use upon the potential expansion of the Village water system via a P.A. 425 or other similar tax sharing arrangement.