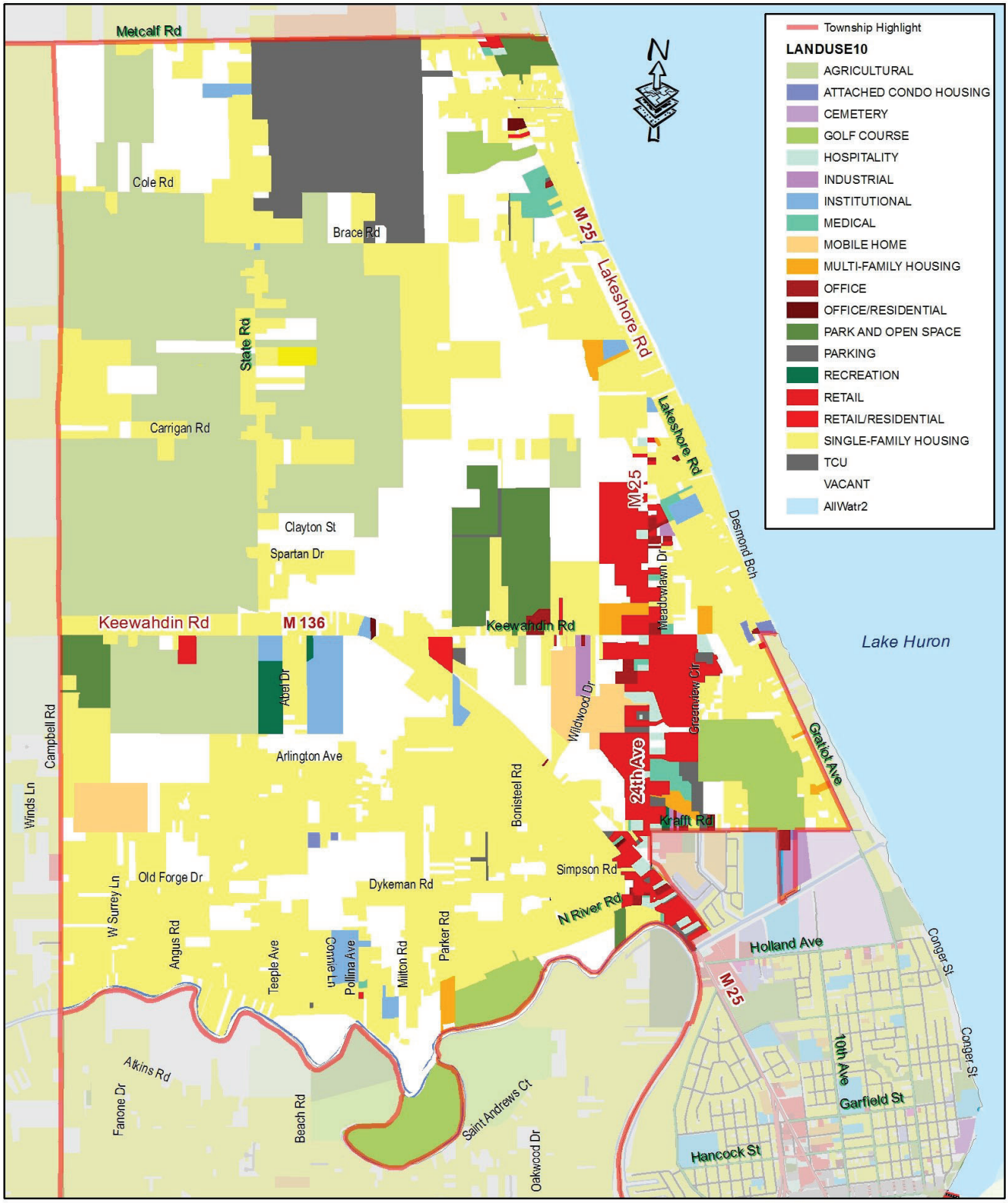
Land Use



Map Source: SEMCOG 2010 Land Use

MAP 2-5

Template Produced by:
Metropolitan Planning Commission
200 Grand River, STE 202
Port Huron, MI
COUNTY OF ST. CLAIR

TABLE 2-18: FORT GRATIOT TOWNSHIP EXISTING LAND USE		
	Acreage	Percentage
Agricultural	2,023	19.8%
Attached Condominiums	11	0.1%
Cemetery	21	0.2%
Golf Course	354	3.5%
Hospitality	42	0.4%
Industrial	21	0.2%
Institutional	140	1.4%
Medical	55	0.5%
Mobile Home	137	1.3%
Multiple Family Residential	61	0.6%
Office	40	0.4%
Office Residential	6	0.1%
Open Space/Parks	285	2.8%
Parking	12	0.1%
Recreation	35	0.3%
Retail	331	3.2%
Retail Residential	16	0.2%
Single Family Residential	3,706	36.2%
Transportation/Communications/Utilities	510	5.0%
Vacant	2,418	23.7%
Total	10,224	100.0%

Two mobile home parks currently exist in the Township, containing a total of over 137 acres, accounting for 1.3% of the total land area of the Township. The first, Birchwood Estates, is located west of 24th Avenue between Krafft Road and Keewahdin Road. The second mobile home park, Brandymore Pines, is located on the north side of Krafft Road just west of Campbell Road.

COMMERCIAL AND OFFICE USES

Commercial uses occupy approximately 389 acres in the Township, predominantly along the 24th Avenue/M-25 corridor that is dominated by retail development. This area is one of the primary shopping corridors in St. Clair County and includes both big box and niche retail establishments in Birchwood Mall and various strip shopping centers. Additionally, these uses include hospitality uses, such as hotels, restaurants, and bars.

Office uses occur in some of the predominantly retail zones with approximately 101 acres of land being used for office or mixed-use office development, including medical office uses. The purpose of the Office Residential District