

1 ACRE RESIDENTIAL

The 1 Acre Residential category represents the highest density single-family land use in the Land Use Plan. Land within this category is in areas that are adjacent to existing 1 acre residential subdivisions or are acting as transitional land uses between potential areas of commercial development and less dense single-family development. It should be noted that the 1 acre residential designation for single family is the minimum lot size for this designated area but in reality any development would have to comply with the requirements of the Lake County Health Department for septic systems and the Village of Wadsworth Zoning, Site Capacity, and Subdivision Ordinances that would ultimately determine the lot size.

2 – 5 ACRE RESIDENTIAL

The 2-5 Acre Residential category is a single-family category located in areas where there is large areas of vacant land and is currently in most cases in some type of agricultural use. In these areas there may exist single-family homes as part of farms or in large lot “farmettes”. The 2-5 Acre Land Use is also located in areas adjacent to existing large lot subdivisions and acts as a transitional land use between 1 acre residential and least dense 5+ acre residential category.

5+ ACRE RESIDENTIAL

The 5+ Acre Residential category is single-family residential category that represents the least dense single-family category in the Land Use Plan. Land within this category currently has large lots of at least five acres and is scattered with single-family homes, farmettes, large estates, and large farms.

SINGLE FAMILY NEIGHBORHOOD CONSERVANCY

This single-family residential category is mapped in areas where there are existing subdivisions that have been previously approved and have been nearly built out. This category is in areas where there are 1 acre lots up to 5 acre lots in size. These areas are established and all have compatible lot sizes with each other. It is the intention of this land use category to keep the integrity of those particular neighborhoods and should there be vacant land for building it should be on lot sizes compatible with the existing neighborhood. It is hoped that any vacant land or existing lots will not be further divided to make a minimum zoning lot size, but again that any lot sizes or development be compatible with the existing neighborhood. There is no particular density or lot size designation for this category because it has already been established within the existing neighborhood.