



## Existing Land Uses

The Village of Greenhills extends over 807 acres or 1.23 square miles with a density of 3.3 people per acre. The Village, incorporated in 1938, is surrounded by a preserved green space –greenbelt– that occupies 30% of the community’s land. There is less than 1% of developable land vacant. The main land uses in the Village of Greenhills are Residential, Greenbelt, Institutional, Community Services and Commercial.

### Residential Uses:

The Village of Greenhills was developed in general terms in 4 phases. Architecture, materials, and layout/access to the greenbelt can pinpoint to what phase the buildings belong. The first phase with almost 700 housing units was built by the Federal Government in 1938. In the late 40s additional housing was built by private developers on Damon Road and Gambier Circle. During the 50s housing development occurred in the east side of the Village behind the Shopping Center and the Commons. The most recent development occurred in the early 2000s as an infill redevelopment of segment “D” at the DeWitt Landing.

### The Greenbelt:

The Greenbelt G-1 zoning district extends over approximately 270 acres (30+% of the Village’s land area) and includes the following land uses: Parks & Recreation, Public-Semipublic, Institutional, Educational, and Vacant. The designated Greenbelt district follows consistently the topography of the land and includes numerous ravines and waterways, which explains why the area has remained largely undeveloped. Interestingly, the greenbelt is made of numerous parcels many of them privately owned. According to the zoning ordinance, the G-1 district is to remain a green open space, except for the following purposes: Public park reservation and playgrounds, Public recreational buildings, Allotment gardens, farms, nurseries and gardens, Public utilities, Bus passenger stations, Signs erected by public authority of an educational or directional nature for the welfare and convenience of the public

### Commercial Uses:

Commercial uses in Greenhills are limited to office and retail uses. They are concentrated in the epicenter of the community on Block E east of Winton road on approximately 10 acres of land zoned B-1 (Business district) and B-3 (Professional Business district). The main buildings include the original shopping center compound, a 87,000 square feet building, underutilized and in disrepair and a vacant freestanding 51,000 square feet store that used to house Johnny’s Toys. The Village owns the parking lot. The Community Building currently owned by the Winton Woods School District, although zoned as residential, currently houses professional offices and several community rooms.

### Light-Industrial Uses:

The 9.8-acre parcel located in the northwest corner of the Village on 1211 W. Sharon road is zoned B-2 (Light Industrial district) and currently houses Mobilcomm Combined Technology. Mobilcomm is a full service communication provider offering analysis, consultation, sales, service and ongoing maintenance.

### Community Services:

In the center of the Village, large tracks of land have been reserved for community uses in what is considered the Village Recreation Complex. It includes swimming pool, waterslide and bathhouse; a nine-hole par 3 golf course, a community center/banquet hall, tennis courts, and picnic pavillion/shelter are located on an 17-acre lot behind the shopping center. The Nick Bates Commons, east of Winton Road south of the shopping center is frequently used for community festivals.