



CLERMONT  
COUNTY OHIO

# Land Use



# Introduction & Purpose

The land use element of the comprehensive plan identifies recommendations of future land uses within the County.

Most of the townships in Clermont County already have adopted future land use plans and these plans will be briefly outlined throughout this chapter. Website links are provided for more information about each plan.

Clermont County uses Township land use plans when considering approval for rezoning applications and other requests such as development approval to promote healthy growth throughout the county.

For those townships that have not adopted a land use plan, reference to those township’s zoning resolutions have been made. Washington Township has neither a land use plan nor a zoning resolution.

Per the chart, the most prominent land uses in Clermont County are Cropland (29.46%) and Forest (48.81%).

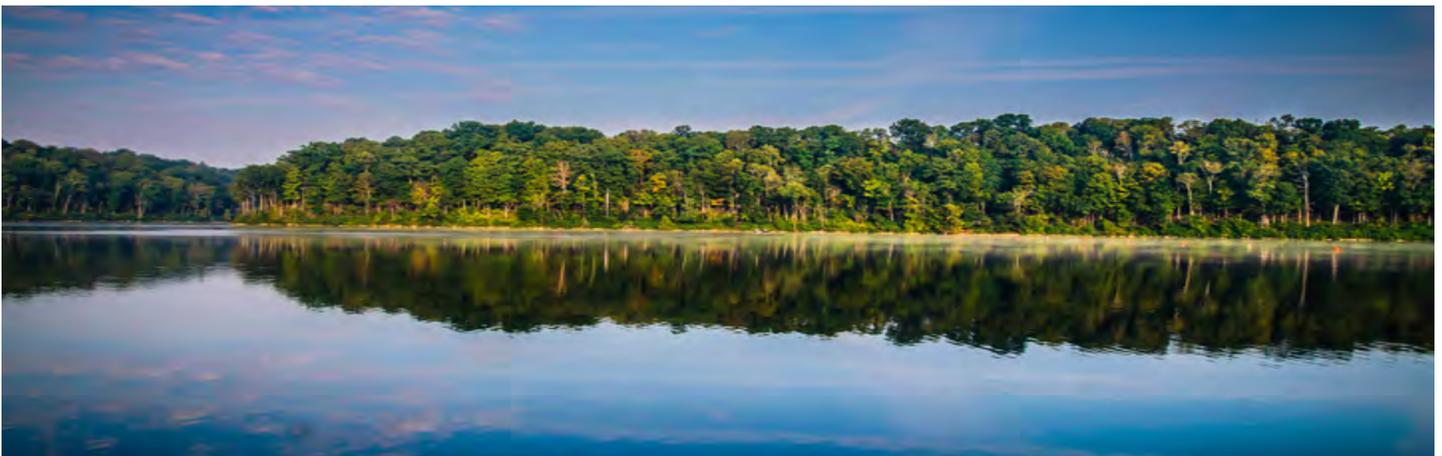
## Townships with Adopted Land Use Plans

- Batavia Township | Growth Management Plan
- Goshen Township | Growth Management Plan
- Jackson Township | Growth Management Plan
- Miami Township | Imagine Miami 2025
- Monroe Township | Land Use Plan
- Pierce Township | Growth Management Plan
- Stonelick Township | Growth Management Plan
- Union Township | Horizon 2030 Comprehensive Plan
- Williamsburg Township | Growth Management

The Balanced Growth Plan has support of 97% of the townships within the Middle East Fork Watershed (by population area).

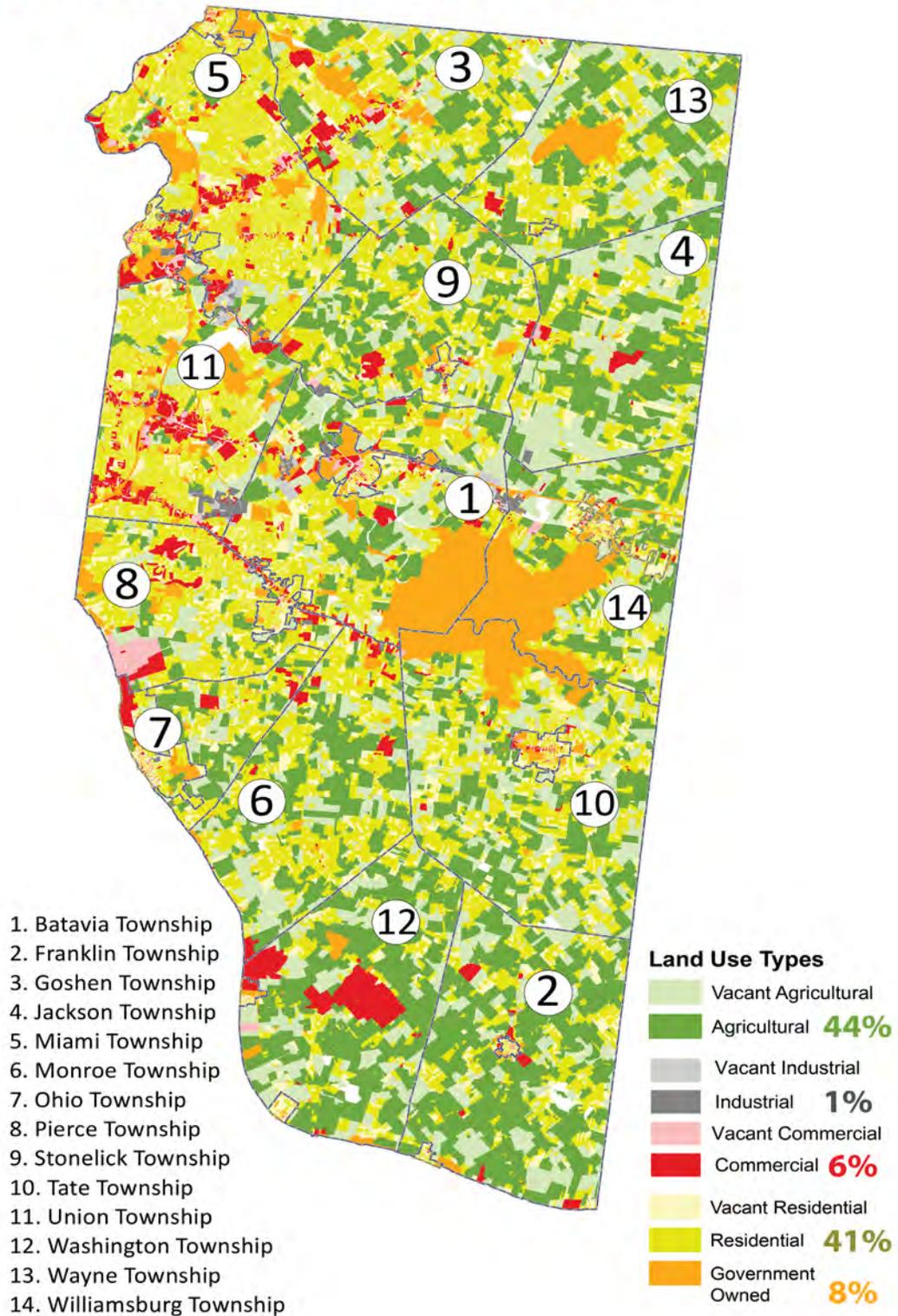
**Land Use** - Land use denotes how humans use the biophysical or ecological properties of land. Land uses include the modification and/or management of land for agriculture, settlements, forestry and other uses including those that exclude humans from land, as in the designation of nature reserves for conservation.

The following map shows the breakdown of the different land use types in Clermont County. This chapter also features maps of land uses by township.



“Land Use” defined by the Encyclopedia of Earth  
<http://www.eoearth.org/view/article/154142/>  
Picture taken from: [www.clermontcountyohio.biz](http://www.clermontcountyohio.biz)

## Clermont County Land Use Types



# General County Land Use Classification Definitions

The land use classifications shown on the previous page are the general land uses within Clermont County based on each parcels classification from the County Auditor's files. Below are the definitions that identify what makes up each land use category.

## **Agriculture (Green)**

Areas with agricultural development as well as wooded areas. This land use designation is appropriate for land with the best soils for agricultural activity. When identifying this land use, the primary use of the land is considered, not the size.

The Rural land use (Agriculture Vacancy) applies to areas characterized primarily by agricultural uses, land maintained in its natural state, and large tract residential development. These areas currently have limited availability of water and sewer services, and require on-site provision of these utilities. Paved roads with ditch drainage characterize Road infrastructure within these areas.

## **Residential (Yellow)**

Identifies areas with residential development. Townships vary on minimum and maximum lot sizes for residential uses.

The county recognizes the importance of providing a variety of housing opportunities and housing types to address the goals of this Plan. The Residential areas identified in this Plan are intended to provide these opportunities.

Most of the residential land use classifications focused on single-family residential neighborhoods of established and future homes. The residential classifications range from suburban single-family

subdivisions to more established neighborhoods with single-family detached and attached housing, multi-family condominiums and apartment complexes.

## **Commercial (Red)**

Commercial land use could be defined strictly as commerce activities such as retail or storage. A broader interpretation would include manufacturing as this activity one would expect a commercial return on the invested capital (i.e. Manufacturing products, offices, restaurants, shopping malls or even service stations).

## **Industrial (Gray)**

Land uses that have a facility or activity relating to: the assemble and storage of substances/goods/raw materials, their processing and manufacturing, and/or the packaging and shipping of finished products.

## **Exempt (Orange)**

Certain types of property are commonly granted exemption from property or transaction (such as sales or value added) taxes. These exemptions vary highly from jurisdiction to jurisdiction, and definitions of what property qualifies for exemption can be voluminous.

Additionally land this land use can be explained as any land use whether publicly or privately owned, for transportation, utilities, communications, or any use which is necessary for the health and safety of the general public. This includes but is not limited to, libraries, streets, schools, fire or police stations, ambulance services, county buildings, municipal buildings, recreational centers (including parks) and cemeteries, and churches.

*Land Use Colors: <http://www.planning.org/lbcs/>*

# Batavia Township: Existing & Future Land Use

## Existing Land Use

Existing land use is an important component in making intelligent decisions about the future for several reasons. First, existing land use provides a picture of how each parcel of land is currently being used.

The existing land use illustrates the development patterns in Batavia Township indicating where there are concentrations of particular uses (i.e., single family neighborhoods or industrial parks) or whether there are areas with a mixture of uses that do not have a predominant pattern. The existing land use map is also important because it demonstrates how much land is developed and more importantly, how much land has the potential of being developed in the future.

The existing land use for each parcel in Batavia Township is presented in Figure A-3, as labeled in the township's plan. The land use information is based on the land use classification assigned to each parcel from the Clermont County Auditor's files.

From the map in Figure A-3, one can ascertain the general development patterns that exist today, identifying where there are concentrations of neighborhoods, where non-residential uses are dominant and where undeveloped land is the primary land use. The Villages of Batavia and Amelia were not included in the land use survey and thus do not contain detailed land use information.

## Future Land Use

The Land Use Plan has been based on an understanding of past, present and anticipated population and housing growth trends, on a careful

consideration of existing land use patterns and zoning district regulations, and on physical/service constraints.

The Land Use Plan Map represents the recommended land use pattern for Batavia Township using general land use designations.

The land use concept areas are intended to provide property owners, residents and township officials with a guide for evaluating appropriate future land uses throughout Batavia Township.

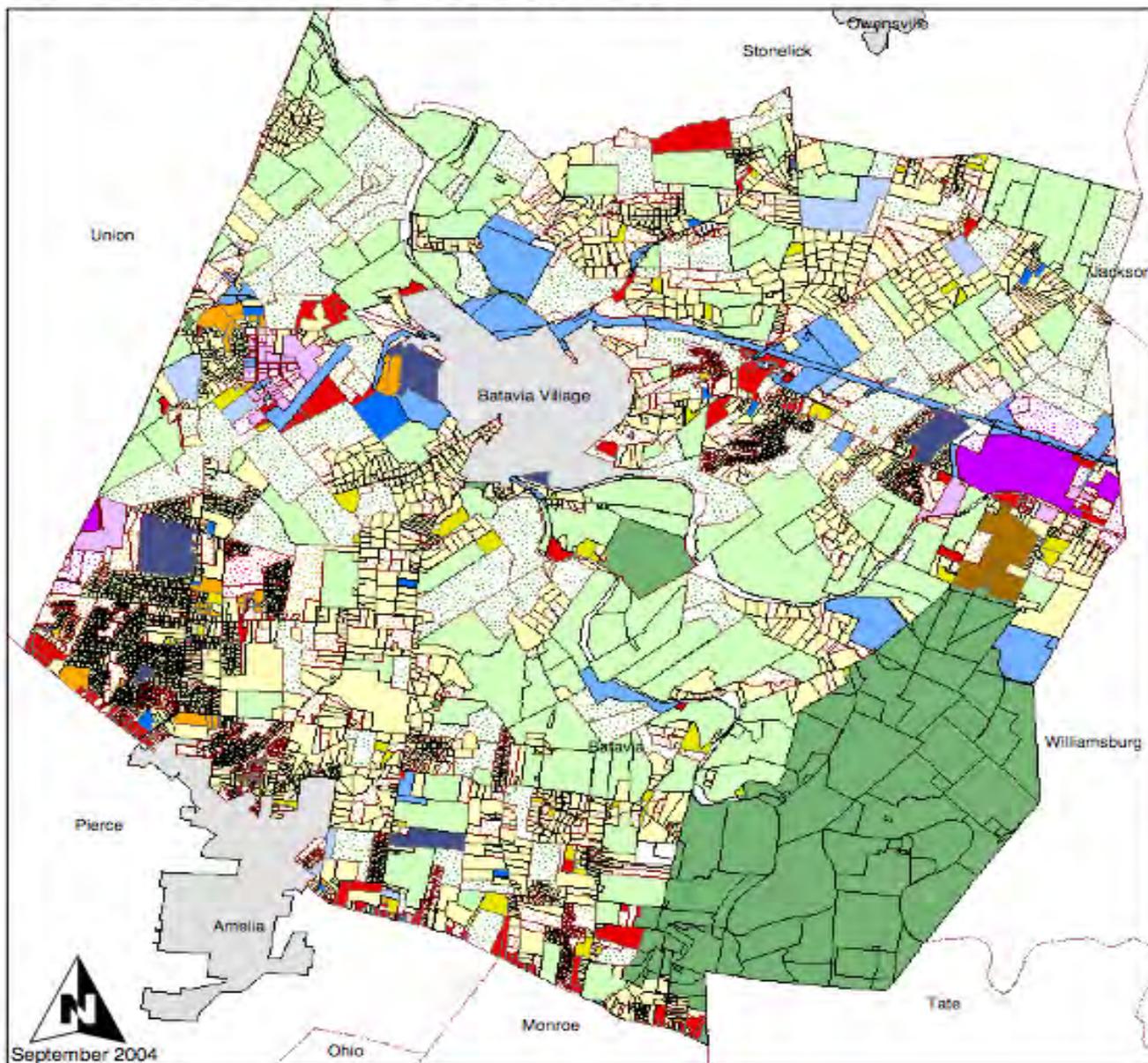
An important theme of the Growth Management Plan Update is the importance of encouraging development to occur that is generally contiguous to existing developed areas and that can be served with public utilities and services. This policy discourages "leap frogging" past suitable undeveloped land and intensive development into locations without public services.

The Land Use Plan Map designations have been developed based on this policy, as well as assessment of existing development, utility service availability boundaries, and environmental suitability issues presented in the 1997 Growth Management Plan.



Picture/Excerpts taken from Batavia Township Growth Management  
More Information: <http://www.bataviatwpoh.org/>

# BATAVIA TOWNSHIP



## Existing Land Use

NOTE:  
 Parcels Updated September 2003 by Clermont County GIS.  
 Digitized October/November 2003 by McBride Dale Clanton

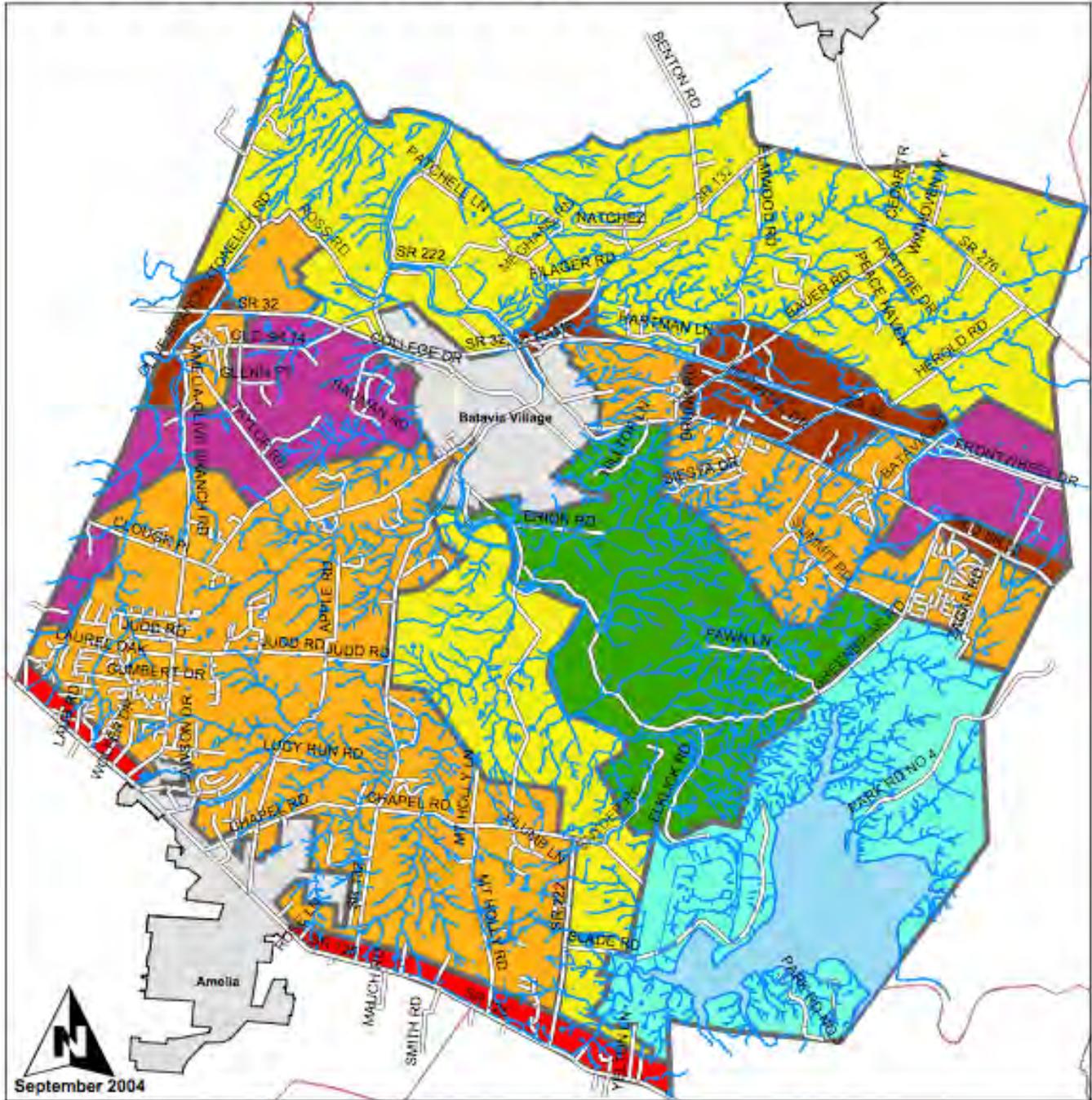
**McBride DALE**  
 CLERMONT



**Figure A-3**

More Information: <http://www.bataviatwpoh.org/>

# BATAVIA TOWNSHIP



## Future Land Use

NOTE:  
Map data provided by Clatsop County GIS.  
Map prepared by McBride Dale Clanton.

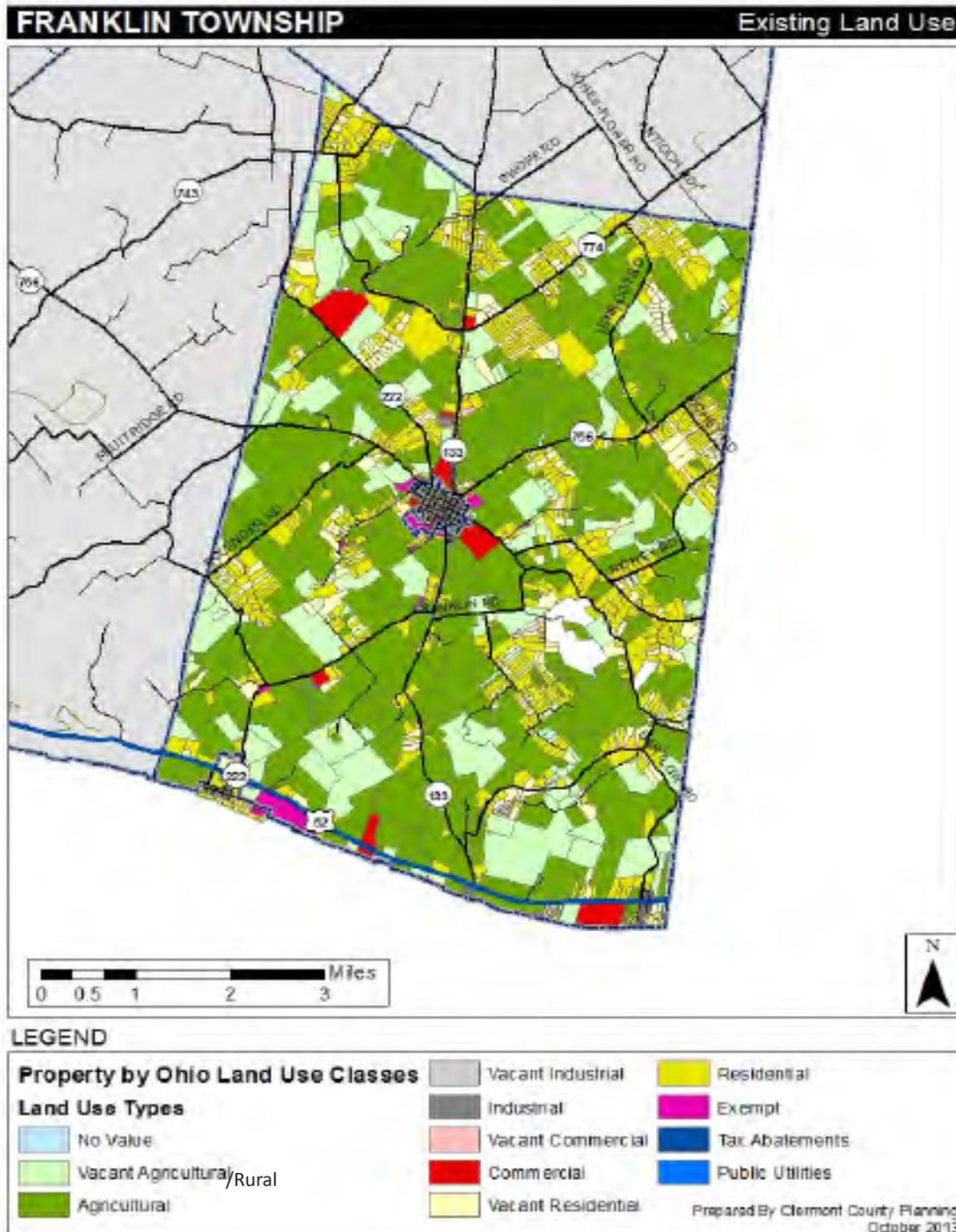
**McBride DALE**  
CLANTON

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
|  | Existing Neighborhood & Infill Area |  | Business Development Area              |
|  | Neighborhood Development Area       |  | Commerce / Industrial Development Area |
|  | Rural / Agriculture                 |  | State Route 125 Corridor               |
|   |                                     |  | East Fork Lake State Park              |

More Information: <http://www.bataviatwpoh.org>

# Franklin Township: Existing Land Use

The primary use of the Franklin Township Zoning Resolution is to recommend areas of the Township for suitable development activities that will contribute to the well-being of the Township by diversifying its economy and providing valuable employment opportunities. All development shall minimize intrusion on the features of the natural environment including woodlands, and wetlands and steep slopes.



More Information: <http://franklintownshipoh.org>

Excerpts taken from Franklin Township's Zoning Resolution.

# Goshen Township: Existing & Future Land Use

## Existing Land Use

Figure 2-1, as labeled in the Goshen Growth Management Plan provides a summary of existing land uses including the total number of acres by category and the percentage of land within the Township. The distribution of these land uses can be seen in the Existing Land Use Map.

The table below clearly shows that almost all of the developed land within Goshen Township is used for single family residential uses, but nearly 70% of the township retains some potential for development in the future. The Existing Land Use Map illustrates where development pressures are being seen along State Routes 28 and 48 from Miami Township and the City of Loveland respectively.

While some residents may feel that development can occur unhindered anywhere in Goshen Township or Clermont County, the reality is that there are several constraints to future growth. For Goshen Township, the three biggest constraints are water service, sewer service and soils.

**Figure 2-1  
Existing Land Use**

<i>Land Use</i>	<i>Acreage</i>	<i>Percentage of Goshen Township</i>
Agriculture/Undeveloped	14,337 Acres	67.8%
Single Family Residential	5,230 Acres	24.7%
Mobile Home Park	190 Acres	0.9%
Multi-Family Housing	22 Acres	0.1%
Commercial	161 Acres	0.8%
Industrial	166 Acres	0.8%
Parks/Recreation	884 Acres	4.2%
Public/Institutional	148 Acres	0.7%
<b>TOTAL</b>	<b>21,138 Acres</b>	<b>100%</b>

## Future Land Use

The Land Use Plan, in the simplest terms, provides a guide for the location and density of future land uses. In the 1978 Clermont County Land Use Plan, most of Goshen Township was designated for agricultural and rural residential uses. This updated plan provides for a range of housing densities based on the availability of utilities, development constraints, and public input.

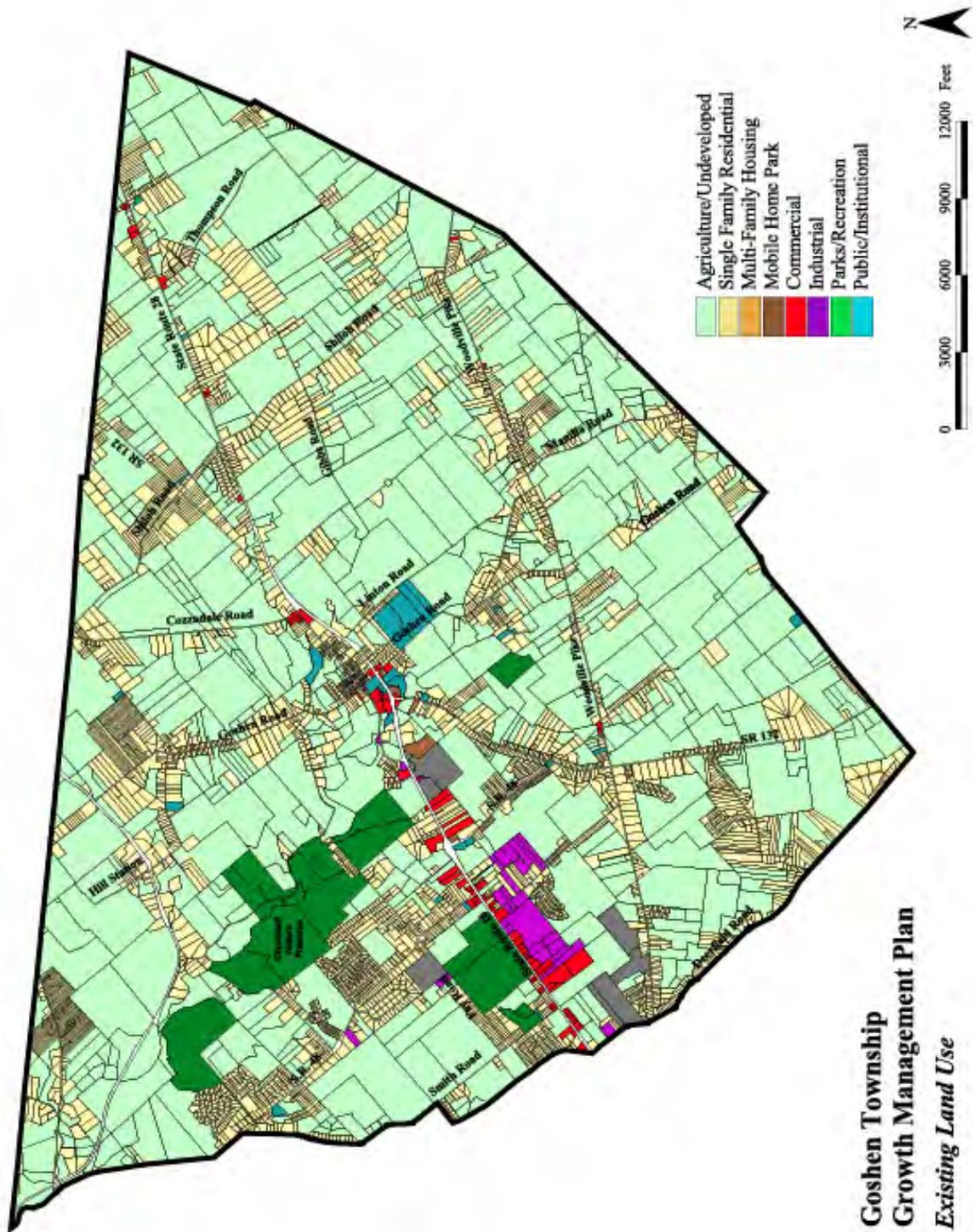
This plan does not replace zoning but instead looks at the Township in a broader spectrum than zoning. Zoning provides detailed regulations on lot size, width, landscaping, parking, and other design features on a site-by-site basis.

This plan looks at the entire township and provides guidance on future land uses and densities that may shape zoning in future decisions, however is not meant to address the needs or desires of each site individually. This plan was created to allow for each property owner to have the ability to develop but in a way that will minimize detrimental impacts on the rest of the community.



Excerpts taken from Goshen Township's Growth Plan.

More Information: <http://www.goshen-ohio.gov>



**Goshen Township  
Growth Management Plan  
Existing Land Use**

More Information: <http://www.goshen-ohio.gov>



# Jackson Township: Existing & Future Land Use

## Existing Land Use

The Jackson Township Zoning Resolution identifies land use requirements preferred by the Township.

The Resolution outlines six (6) zoning districts. These are: Agricultural – A, Commercial – C, Industrial – I, CECOS - Restricted Deed Area, Residential R-1 and Residential R-2. Currently four (4) of these zoning districts (A, C, I, CECOS) have been designated on parcels within the township and appear on the Jackson Township Zoning Map. Zoning designation could be expanded to include R-1 and R-2 districts when the need arises, via the procedure for zoning changes.

## Future Land Use

### Policy Area One

Agriculture, low density residential, vacant or undeveloped land are the predominant land uses in this policy area, and make up the majority of the township.

### Policy Area Two

Policy area 2 is located in Monterey and Marathon. Currently many services are not available in Jackson Township due to small population number. However, there are some indications that population will increase in the upcoming years.

### Policy Area Three

Policy area 3 includes the closed hazardous waste facility, known commonly as CECOS, and may include

certain surrounding parcels owned by the same company that owns the facility. The Zoning Resolution identifies 207 acres as a restricted deed zone.

### Policy Area Four

Policy area 4 encompasses the part of Jackson Township that can conceivably be served with public sewer. It is located in the southwest corner of the township and includes the proposed White Farm development.

### Policy Area Five

Policy area 5 in Jackson Township should remain reserved for residential use. This is consistent with adjacent Township Land Use Plans. The minimum lot size will be determined in regard to on site treatment systems since it is not likely that this area will receive a sanitary sewer system. Currently, the Zoning Resolution requires a minimum lot size of 1 acre when not served by sanitary sewers. The use of conservation subdivisions should be encouraged in Policy area 5.

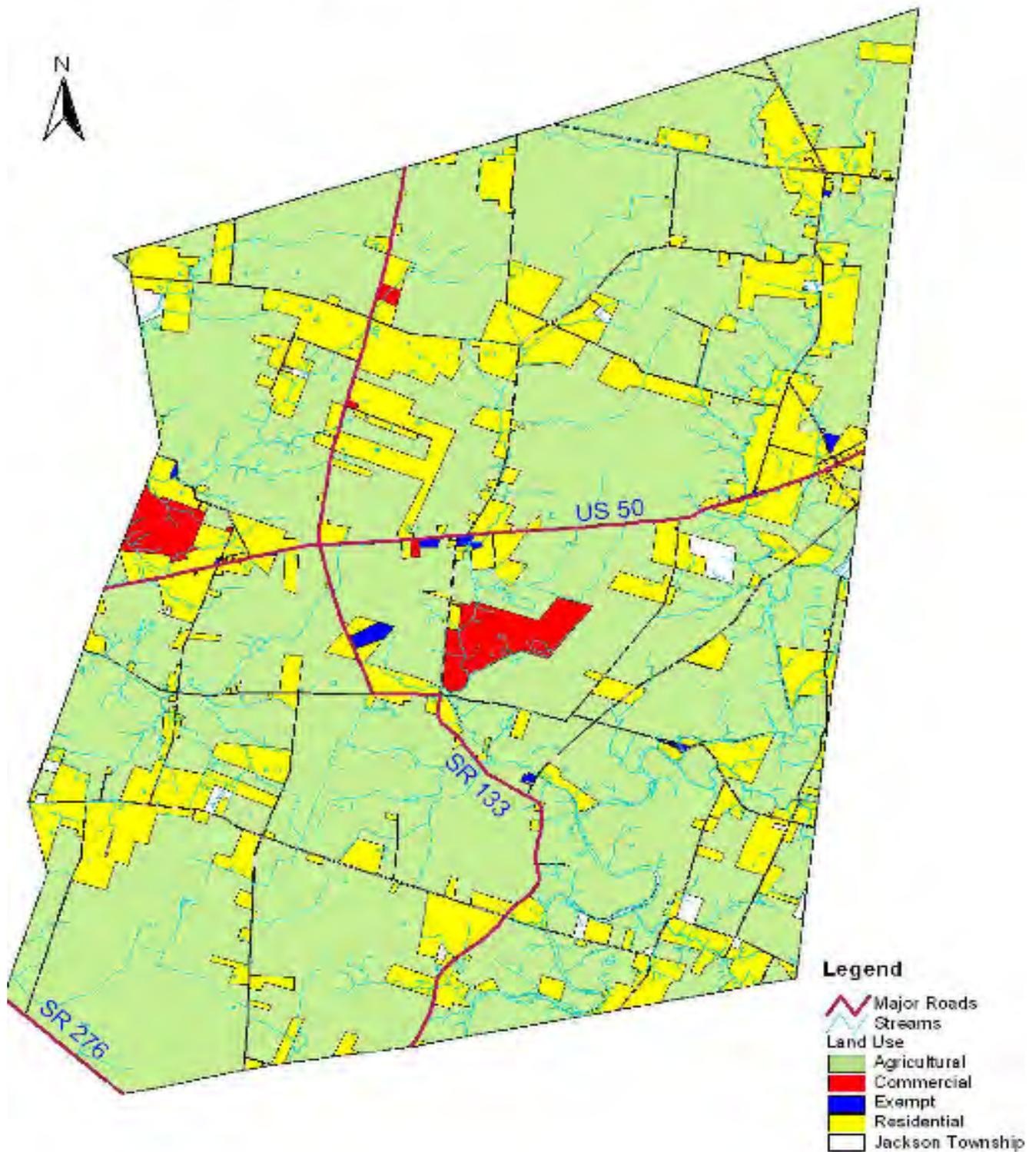
### Policy Area Six

Policy area 6 is made up of the East Fork of the Little Miami River and the riparian corridor along it. Both Jackson Township and Clermont County consider this area of great significance for the community. The Jackson Township Zoning Resolution has provisions for the creation of a Water Source Overlay District whose goal is reducing the risk of contamination of the public water supply.

Excerpts taken from Jackson Township's Growth Management Plan and Zoning Resolution.

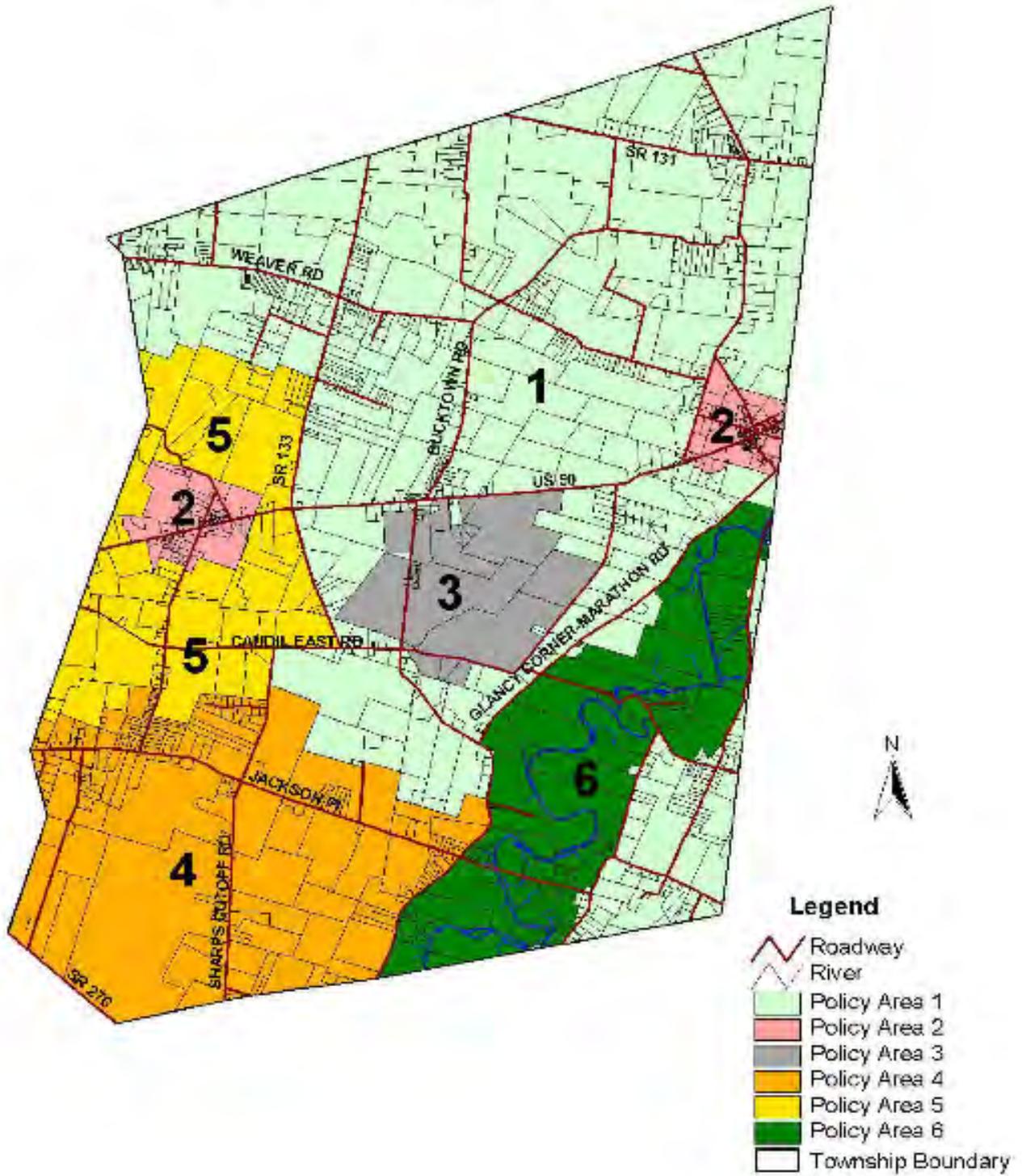
More Information: <http://www.jacksontwpclermont.org>

## Map 4: Jackson Township Existing Land Use



More Information: <http://www.jacksonwpclermont.org>

# Map 11. Policy Area Plan



More Information: <http://www.jacksonwpclermont.org>

# Miami Township: Existing & Future Land Use

## Existing Land Use

Land use categories do not indicate either existing zoning or any planned future land use. Current zoning for any given property may be entirely different from the existing land use; zoning only comes into effect when a property changes its land use through redevelopment or adaptive reuse. Similarly, land uses that may be planned for the future do not necessarily reflect the existing land use.

Existing land use classifications are based on site surveys, aerial photography and rezoning records. Table 1 shows the distribution of existing land uses within Miami Township. The largest existing land use category in the Township (approximately 49% of the total land) is Single Family Residential. Vacant Land and Agriculture are the second and third largest land uses respectively (16.8% and 10.6%).

## Future Land Use

Miami Township has a relatively small amount of remaining undeveloped land; the majority of the Township’s land is already occupied by some kind of development.



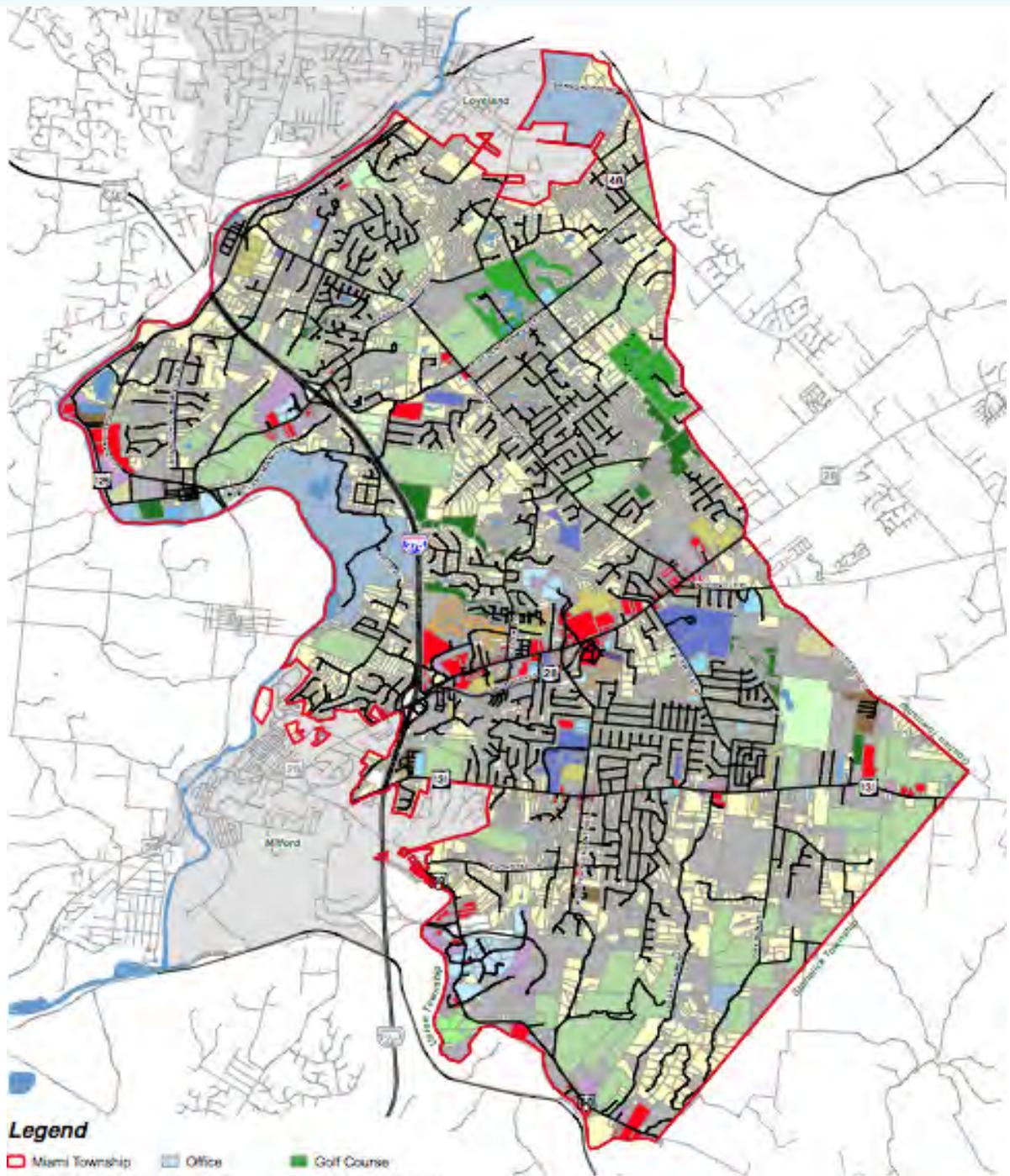
Conventional models of land use planning usually focus on changes to future land use, assuming that most of the land uses that exist at present will have the potential to change over the time frame of the plan. However, the majority of Miami Township’s land is not only developed, but it has been developed recently enough, and at a high enough quality level, that it is unlikely to change over the Plan’s 20-year period.

As a result, a comprehensive plan for Miami Township must not only anticipate new development, but it must account for the character of existing development and support the continued quality of life available in existing developments.

**Table 1**

Existing Land Use Distribution	
Land Use Category	Percentage
Vacant	16.8%
Agriculture	10.6%
Industrial	1.4%
Multi-Family Apts	1.3%
Nursing Homes	0.1%
Mobile Home Park	0.8%
Retail/Commercial	3.0%
Office	1.2%
Golf course	1.6%
Lodges	0.1%
Public Utility	0.1%
Single Family	49.1%
Condominium	0.6%
Open Space	1.5%
Transportation/Roads	2.2%
County Owned Land	0.5%
Township Land	1.3%
Schools	1.5%
Non-Profit	4.4%
Churches	0.7%
Cemetary	0.3%
None	1.0%

Excerpts taken from Miami Township’s Comprehensive Plan.  
 More Information: <http://miamitwpoh.gov>



**Legend**

- |                          |                |                      |
|--------------------------|----------------|----------------------|
| Miami Township           | Office         | Golf Course          |
| Other Jurisdictions      | Schools        | Parks & Open Space   |
| <b>Existing Land Use</b> |                |                      |
| Single Family            | Hotel          | Transportation/Roads |
| Multi-Family Apts        | Nursing Homes  | Township Land        |
| Condominium              | Lodges         | County Owned Land    |
| Mobile Home Park         | Public Utility | Cemetery             |
| Industrial               | Non-Profit     | Vacant               |
| Retail / Commercial      | Churches       |                      |
| Agriculture              |                |                      |

Source: Clermont County / Miami Township

**Figure 2**  
**Existing Land Use**

October 14, 2005

0 0.5 1 Miles



**Edwards**  
**AND**  
**Kelcey**

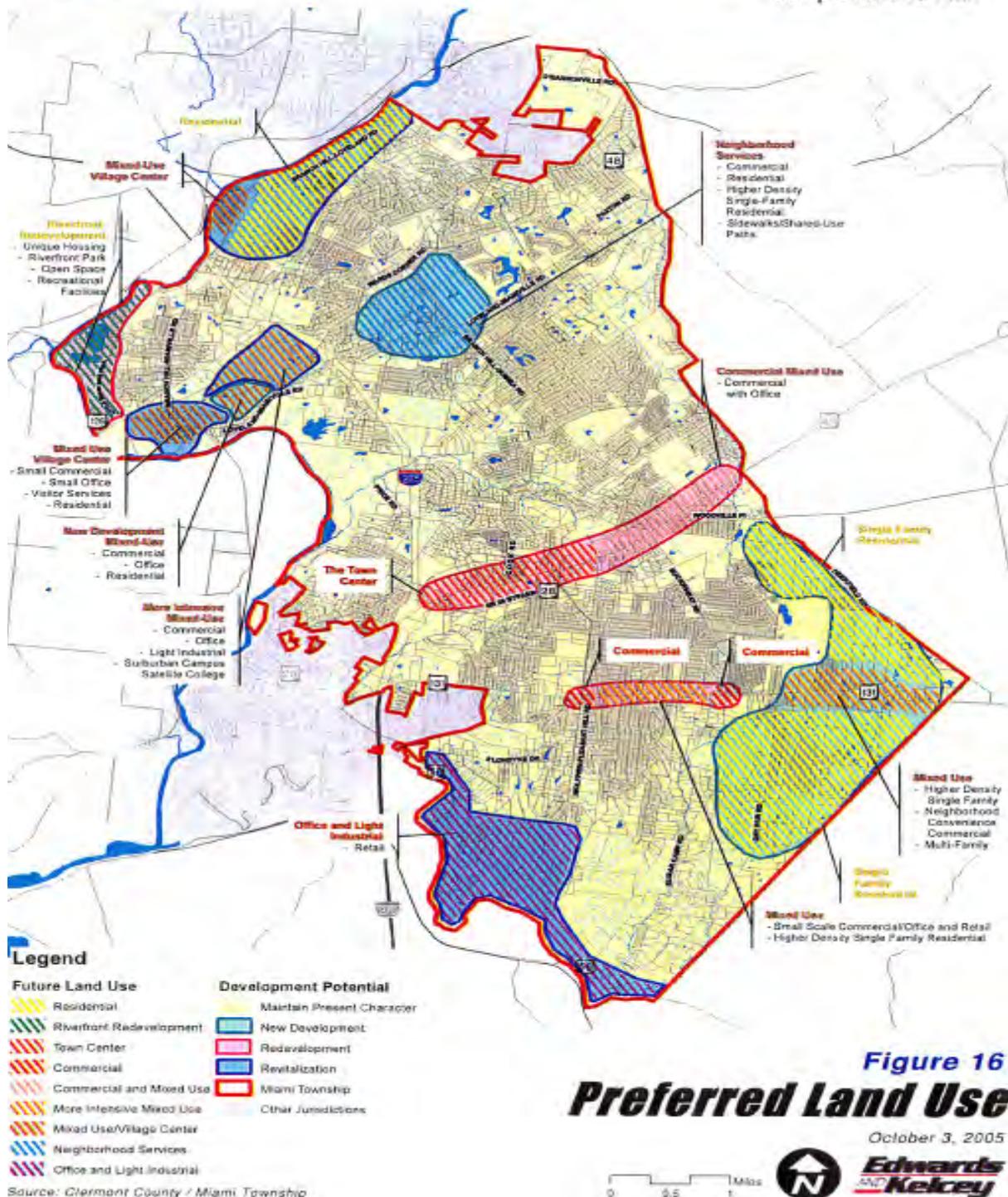
More Information: <http://miamitwpoh.gov>



# Imagine Miami

## VISION 2025

Miami Township, Clermont County, Ohio  
Comprehensive Plan



More Information: <http://miamitwpoh.gov>

# Monroe Township: Existing & Future Land Use

## Existing Land Use

The purpose of Monroe Township's Zoning Resolution is to establish zoning districts in order to:

- Realize the general purpose set forth in Article 1 of the Zoning Regulation
- To classify, regulate and restrict the location of industries, residences, recreation, trades and other land uses and the location of building designated for specified uses
- To regulate and limit the percentages of lot areas which may be occupied
- Set back building lines, sizes of yards, and other open spaces within and surrounding such buildings
- To regulate the density of population within Monroe Township.

## Future Land Use

The growth management and land use plan takes into account floodplain management as there is no existing floodplain management ordinance for the township. The Clermont County Subdivision Regulations apply to Monroe Township and they

contain provisions relative to floodplain management. The township also abides by the Water Management and Sediment Control Regulations of Clermont County. The purpose of these regulations is to provide for control and management of storm water drainage, storm water detention or retention, and soil erosion and sedimentation.

A Sensitive Development Area can be defined as any land(s) or soil(s) proposed to be subdivided that, if subjected to improper use or management, is otherwise determined to be incapable or unsuitable for urban use.

Sensitive Development Areas can also be considered those lands that pose special hazards to development of the environment, consisting of lands or soils of such sensitive character that they may require special use, design and engineering restrictions.

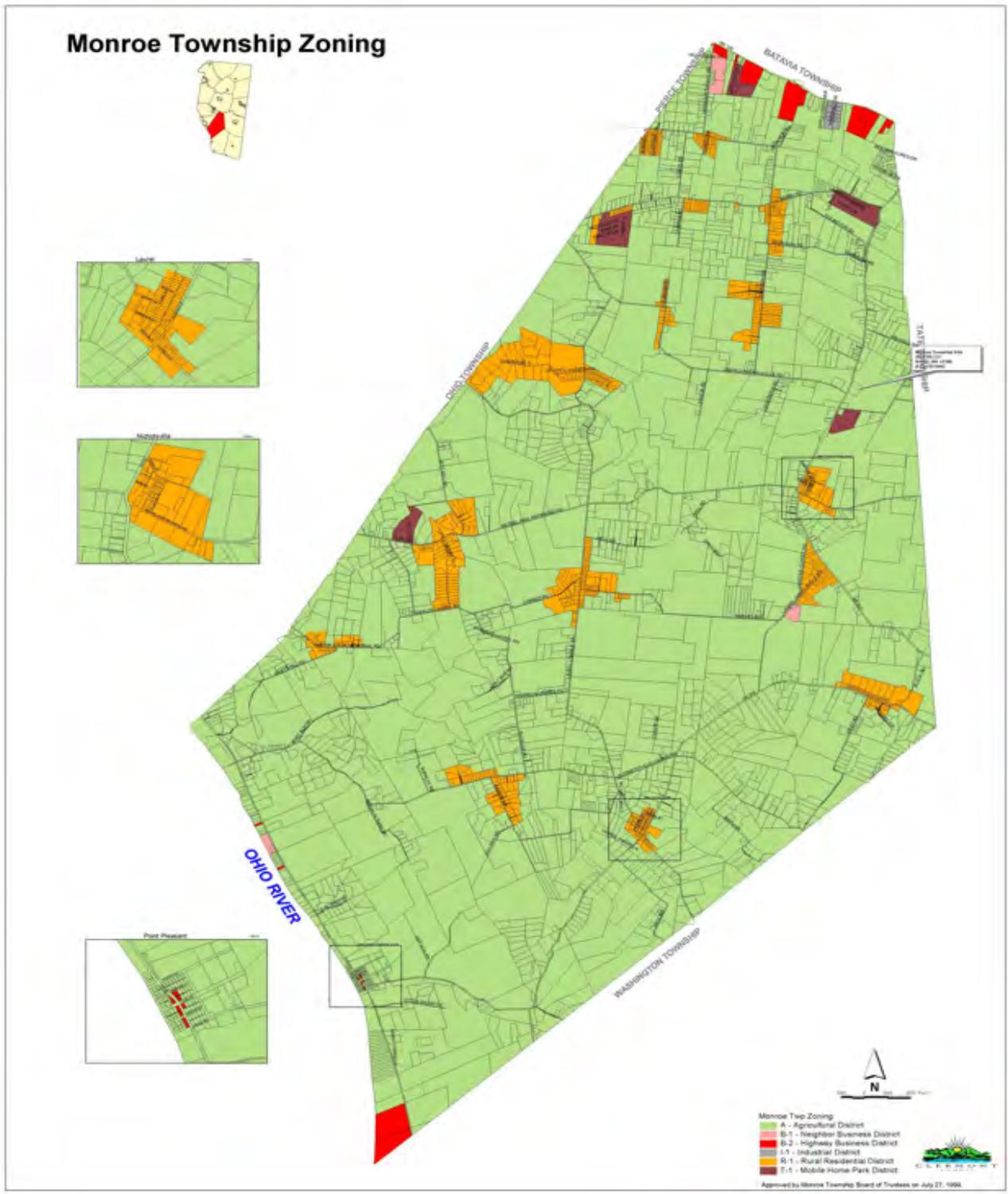
Screening areas shall be provided for the purpose of minimizing the friction between incompatible land uses and improving the aesthetic and functional quality of new development.



Excerpts taken from Monroe Township's Land Use Plan and Zoning Resolution.

More Information: <http://www.monroetwp.org>

# Monroe Township Zoning



More Information: <http://www.monroetwp.org>



# Stonelick Township: Existing & Future Land Use

## Existing Land Use

Present conditions in Stonelick Township provide a basis to assess current and future needs, development trends, and constraints to particular courses of action. The existing conditions also provide a reference point for discussion of the future and identification of goals and objectives for the township.

The existing land use map (Figure 1) provides a snapshot of Stonelick Township, showing how each parcel of land is currently being used. The map illustrates past development patterns in the Township.

The map was developed using Geographic Information System and aerial photography information from Clermont County. Each use was identified and field verified to create an accurate portrait of how land in the township is used. This understanding of the current land composition provides a basis on which to build future development policies.

## Future Land Use

Figure 6 illustrates the eight recommended Policy Areas for Stonelick Township.

1. Vicinity of the Village of Owensville.
2. The vicinity of the Village of Owensville and surrounds Policy Area 1.
3. West of the Village of Owensville along U.S. 50.
4. East of the Village of Owensville.
5. Split into four sections (central and northern areas of the township).
6. Comprised of the State Route 131 corridor extending east/west across the northern portion of the township.
7. Stonelick Creek Valley
8. Seven locations within the township that are indicated as commercial, highway services, and neighborhood business districts.

The consistent application of these policies over time will result in a cohesive and effective land use plan for the township. The Zoning Commission should monitor land use changes and prepare an annual update and review of the Zoning Map and Land Use Map. Any deviation from policy, or indicated changes in the policy, will become evident.

The township should consider implementing a land use conservation and preservation concept called “transfer of development rights.” This approach encourages development in those areas that can most efficiently be provided with public services while at the same time providing strict controls to development and a means of compensation for landowners in areas where development is viewed as less desirable.

While the Policy Area Plan defines in general terms those parts of the township that should be sending and receiving areas, it must be understood that the actual installation of such a system will require more detailed study before implementation.

The Plan can be successfully implemented and administered through more traditional methods of land use control.



Excerpts taken from Stonelick Township's Growth Management Plan.  
More Information: <http://www.stonelicktpw-oh.org/>

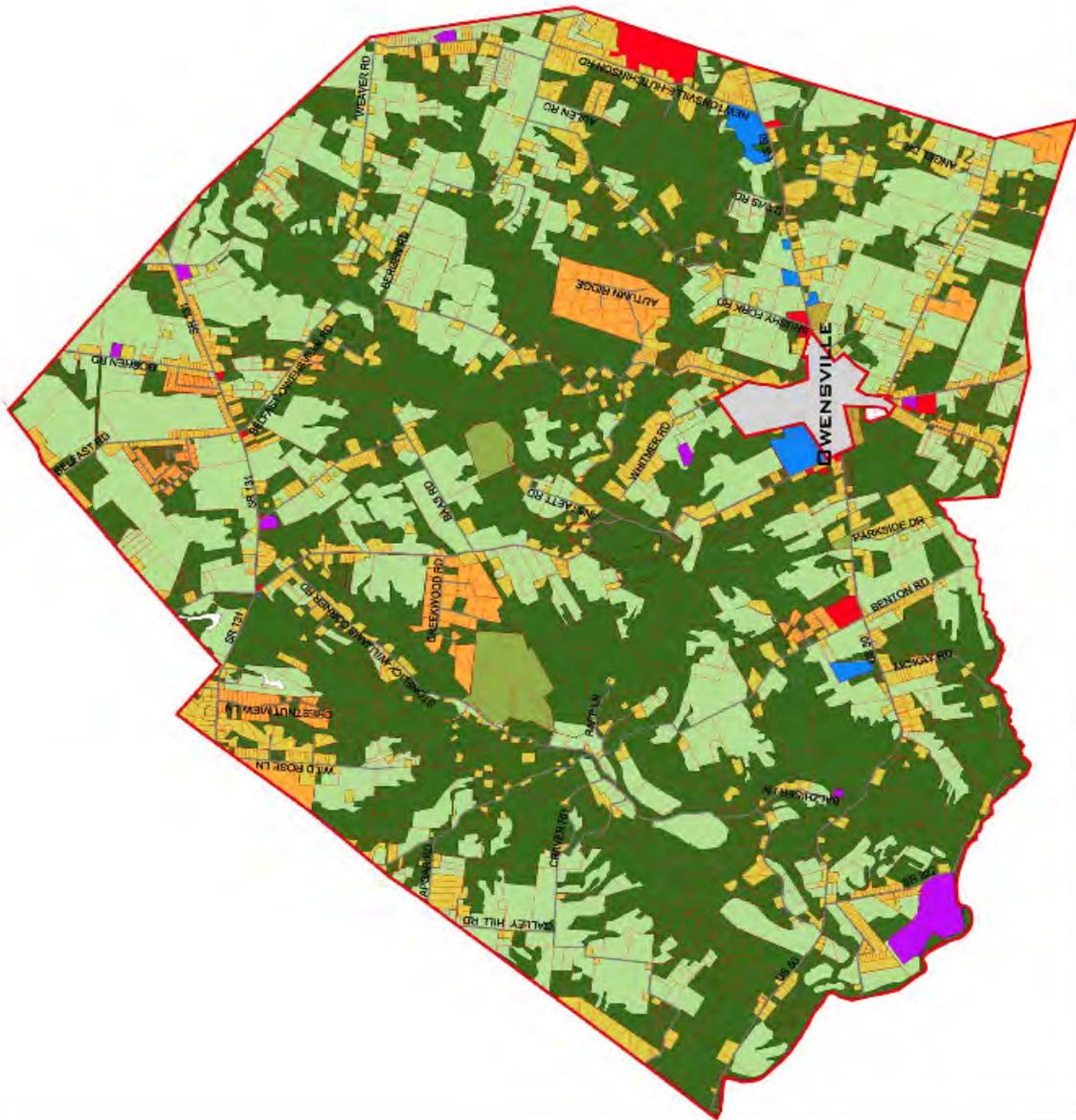
**LEGEND**

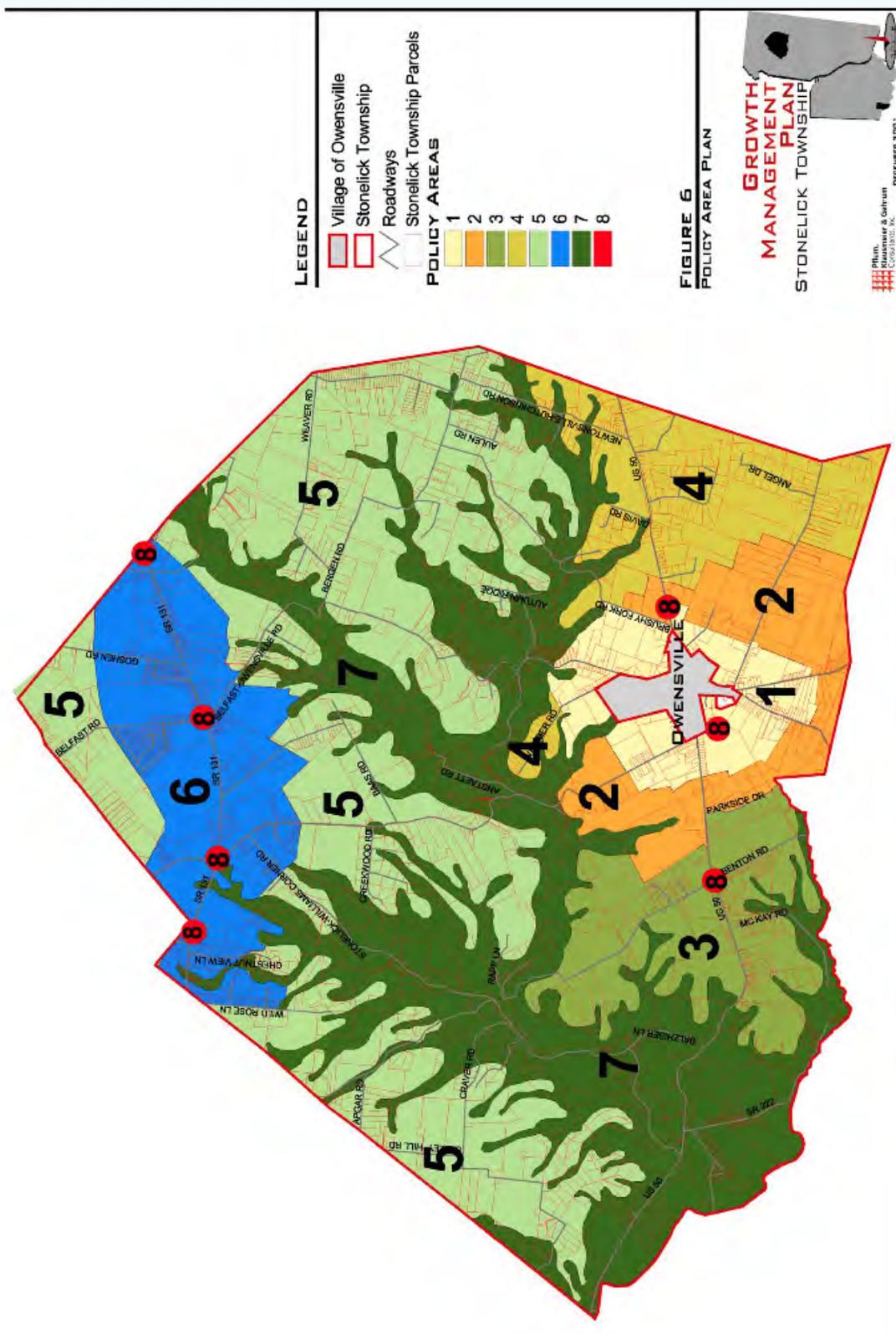
- Village of Owensville
  - Stonelick Township
  - Roadways
  - Stonelick Township Parcels
- LAND USE**
- Agriculture
  - Commercial/Office
  - Industrial
  - Institutional
  - Multi-Family Residential
  - Rural Residential
  - Suburban Residential
  - Recreation
  - Woodland

**FIGURE 1**  
EXISTING LAND USE MAP



Plurif,  
Kautzman & Sehnem  
CONSULTANTS, INC.  
DECEMBER 2001





**LEGEND**

- Village of Owensville
  - Stonelick Township
  - Roadways
  - Stonelick Township Parcels
- POLICY AREAS**
- 1
  - 2
  - 3
  - 4
  - 5
  - 6
  - 7
  - 8

**FIGURE 6**  
**POLICY AREA PLAN**

**GROWTH  
MANAGEMENT  
PLAN**

STONELICK TOWNSHIP

Plan:  
Columbus & Graham  
CORPORATE  
December 2001

More Information: <http://www.stonelicktp-oh.org>

# Tate Township: Existing & Future Land Use

Tate Township is made up of zoning districts that are used to make decisions about future land uses throughout the township.

## Existing Land Use

In order to classify, regulate and restrict the location of industries, residences, recreation, trades and other land uses and the location of buildings designated for specified uses; to regulate, limit and restrict the height and size of buildings, number of stories and other structures hereafter erected or altered; to regulate and limit the percentages of lot areas which may be occupied, building setback lines, sizes of yards and other open spaces within and surrounding such buildings, the density of population.

## Future Land Use

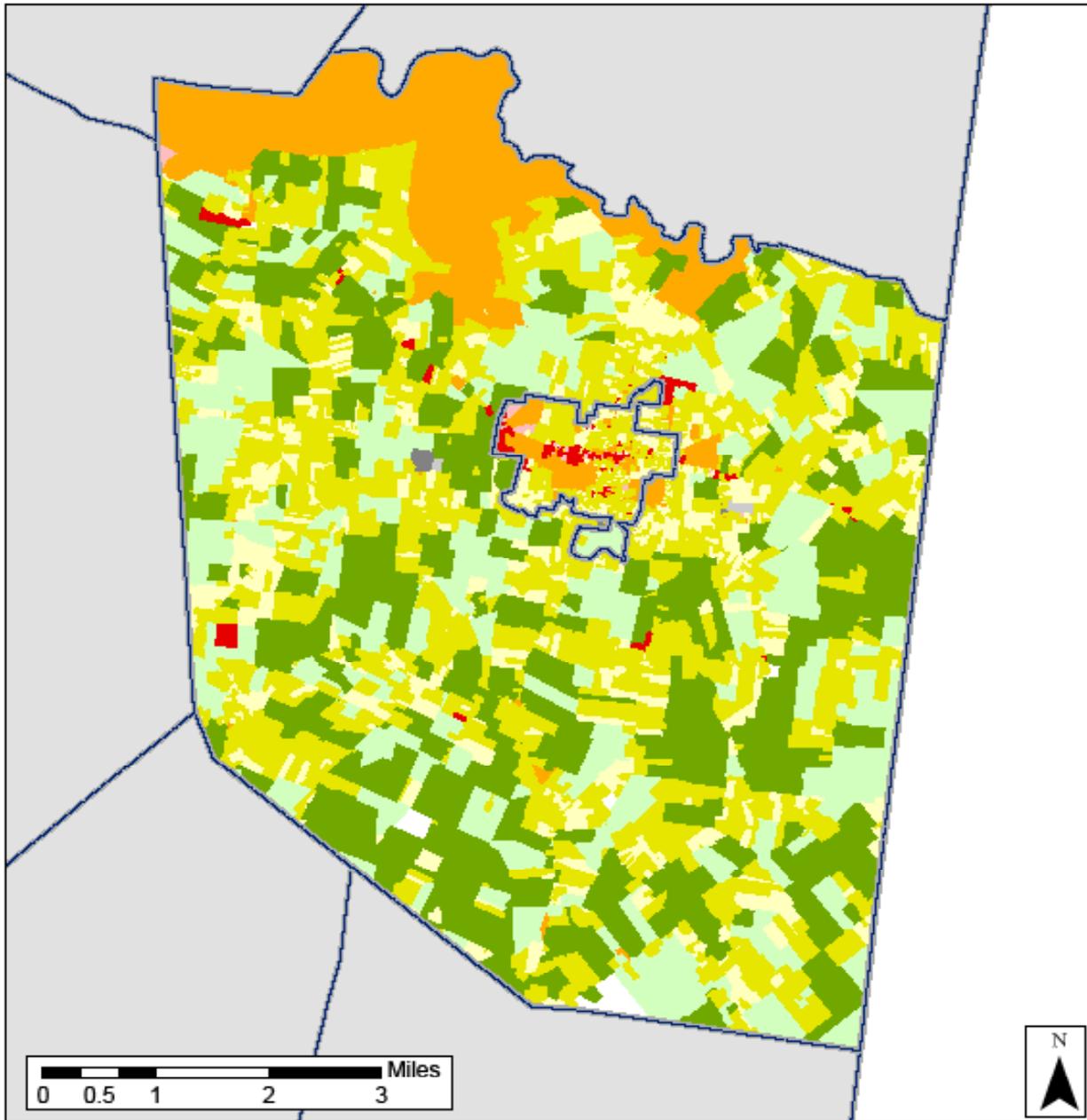
The purpose of Tate Township's Comprehensive Plan is to promote public health, safety, morals, comfort and general welfare; to provide for an orderly and systematic development of Tate Township; to conserve and protect property and property values; to secure the most appropriate use of land; and to facilitate adequate but economical provisions of public improvements, all in accordance with the Zoning Resolution.

Tate Township's Zoning Districts:

1. Agricultural "A" District
2. Residential "R-1" District
3. Residential "R-2" District
4. Residential "R-3" District
5. Commercial "C-1" District
6. Commercial "C-2" District
7. Commercial "C-3" District
8. Recreational Services "RS" District
9. Industrial "I-1" District
10. Industrial "I-2" District
11. Mobile Home Park and Subdivision District
12. PUD District



Excerpts taken from Tate Township's Zoning Resolution.  
*More Information: [www.tatetownship.org/](http://www.tatetownship.org/)*



**LEGEND**

Property by Ohio Land Use Classes			
	Vacant Industrial		Vacant Residential
	Industrial		Residential
	Vacant Agricultural		Exempt
	Agricultural /Rural		Commercial

Prepared By Clermont County Planning  
October 2013

## Union Township: Existing & Future Land Use

The previously adopted Union Township Comprehensive Land Use Plan 20/20 documented sought to maximize quality of life while preserving the dignity of the community. The Horizon 2030: Union Township Comprehensive Land Use Plan, adopted in November of 2013, seeks to build upon that message by acknowledging that Effective and comprehensive land use planning efforts recognize the importance of supporting inclusive, creative, and innovative development principles, as to maximize the long term sustainability, quality of life, and economic vitality within the Township. It is these core principles that will guide growth in Union Township for the next several years.

Just as the previous plan sought to orient development towards major corridors, so too does the current plan, as the Horizon 2030 plan continues this tradition of corridor-wide planning. The Board of Trustees opted to continue this corridor oriented approach to facilitating development for numerous reasons, including the recognition and assessment of unique corridor characteristics, challenges, and opportunities. Furthermore, the Township can continue to preserve and protect well-established residential development patterns by directing development patterns and land uses towards focus areas, where appropriate.

Nearly 22% of the overall available land for development within the Township is vacant, identified as either vacant agricultural or vacant residential. Assuming a modest density of 2.18 units/acre, the existing residential vacant land alone could yield as many as 4,311 additional residential units. Furthermore, the Township recognizes that the median age is increasing as well, and understands

and has sought to plan for and incorporate housing opportunities that enhance mobility, and provide access to multiple means of transportation in an efficient manner for aging persons.

The Township has also aggressively supported economic development measures in the past, and continues to plan for similar ventures in the future. Through the Union Township Community Improvement Corporation, the Township has been able to foster public-private partnerships and has promoted investment in job growth and revitalization, breathing life into much needed properties in major corridors.

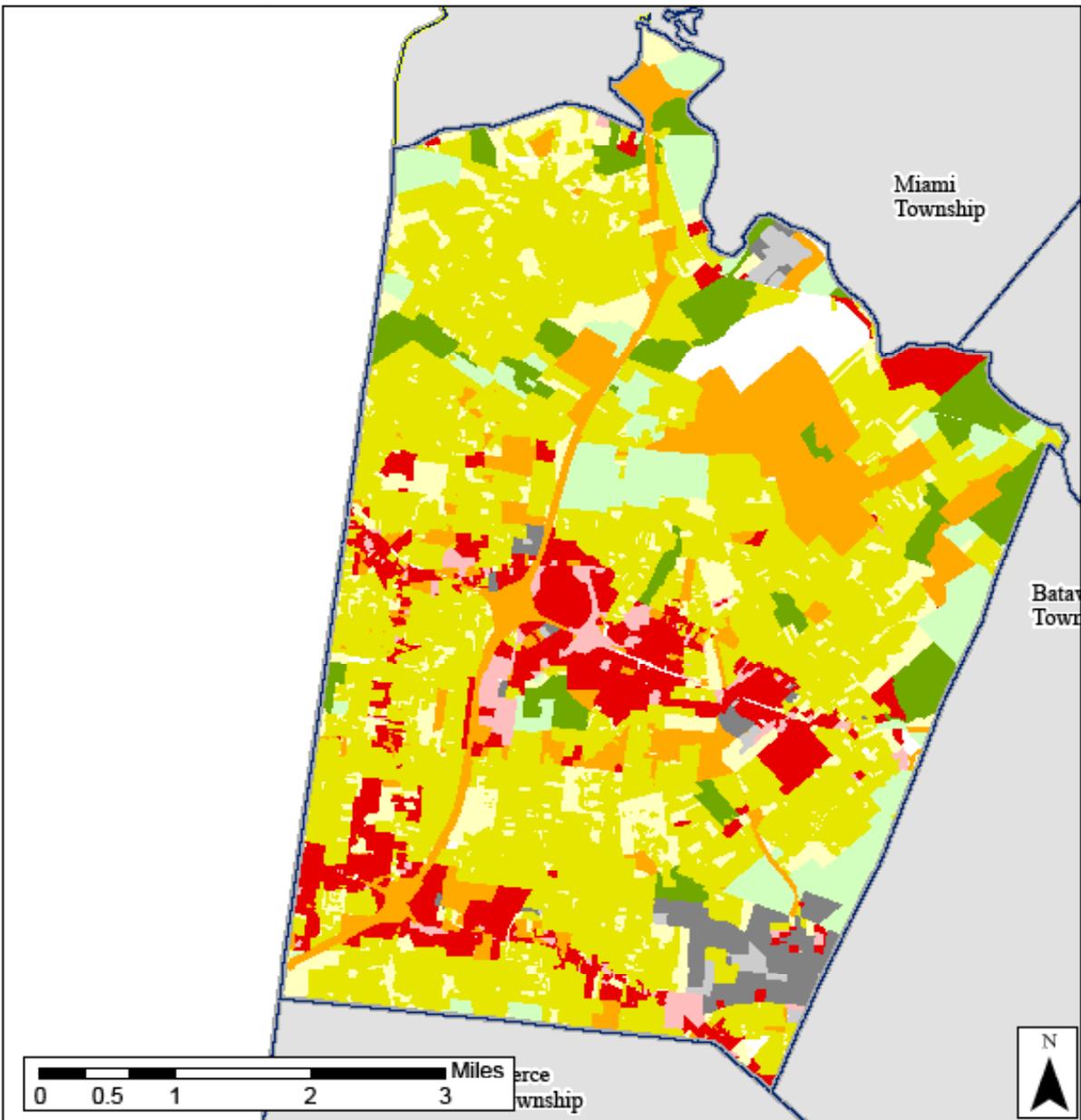
Additionally, the Horizon 2030 land use plan and Focus Area recommendations also include recommendations for incorporating mixed use development strategies, aimed at maximizing efficiency of land use and promoting walkability and higher intensity and density of development.



Excerpts taken from Union Township's Comprehensive Plan.  
More Information: <http://www.union-township.oh.us>

**Union Township**

**Existing Land Use**



**LEGEND**

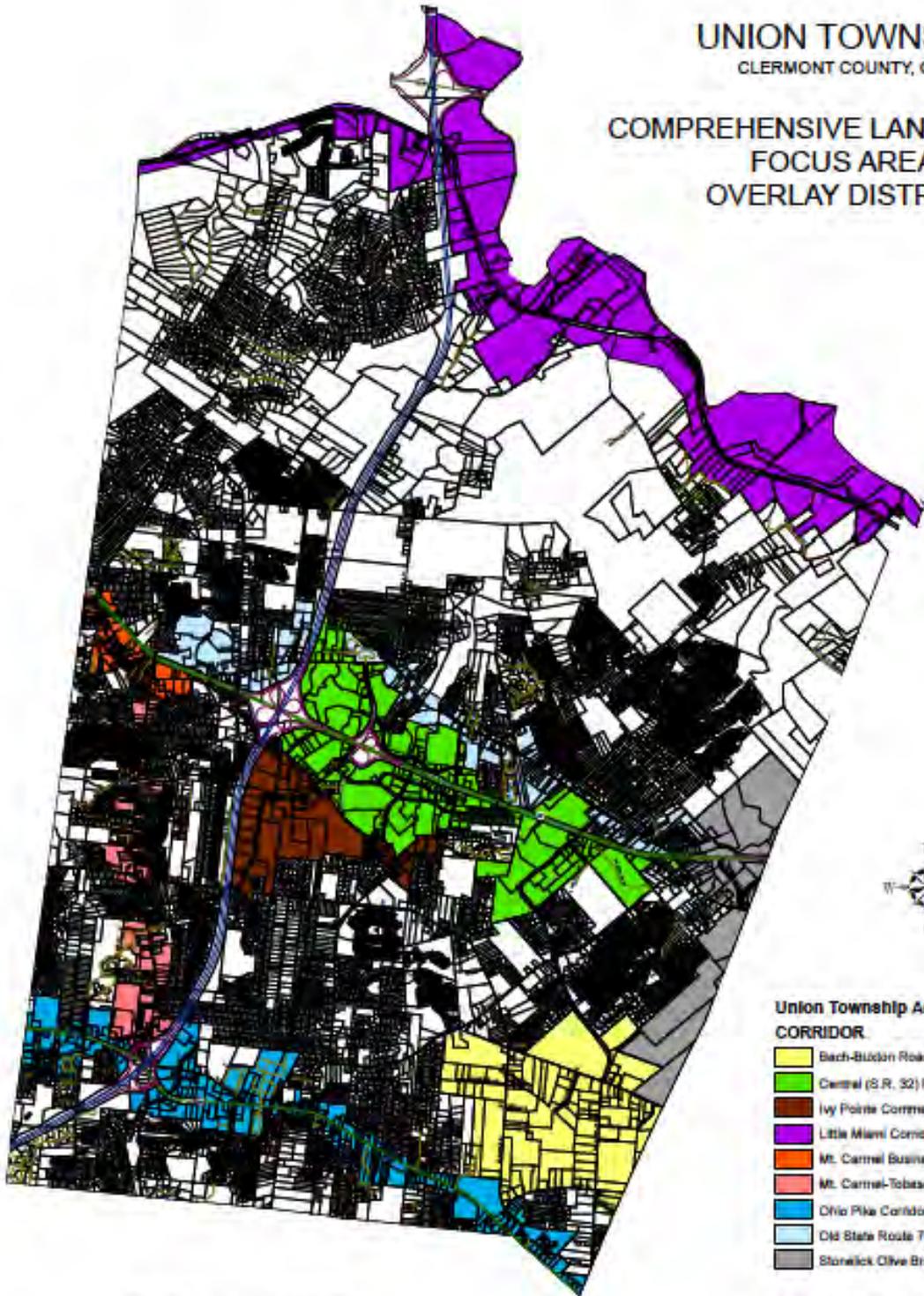
Property by Ohio Land Use Classes	
	Vacant Industrial
	Industrial
	Vacant Commercial
	Commercial
	Vacant Residential
	Residential
	Exempt
	Vacant Agricultural/Rural
	Agricultural

Prepared By Clermont County Planning  
October 2013

More Information: <http://www.union-township.oh.us>

**UNION TOWNSHIP**  
CLERMONT COUNTY, OHIO

**COMPREHENSIVE LAND USE PLAN  
FOCUS AREAS  
OVERLAY DISTRICTS**



**Union Township Adopted Focus Areas  
CORRIDOR**

-  Bach-Blickon Road Corridor
-  Central (S.R. 52) Retail Corridor
-  Ivy Pointe Commercial Corridor
-  Little Miami Corridor
-  Mt. Carmel Business Corridor
-  Mt. Carmel-Tobacco Mixed Use Corridor
-  Ohio Pike Corridor
-  Old State Route 74 (Summerside/Wilowville)
-  Stonelick Olive Branch Corridor

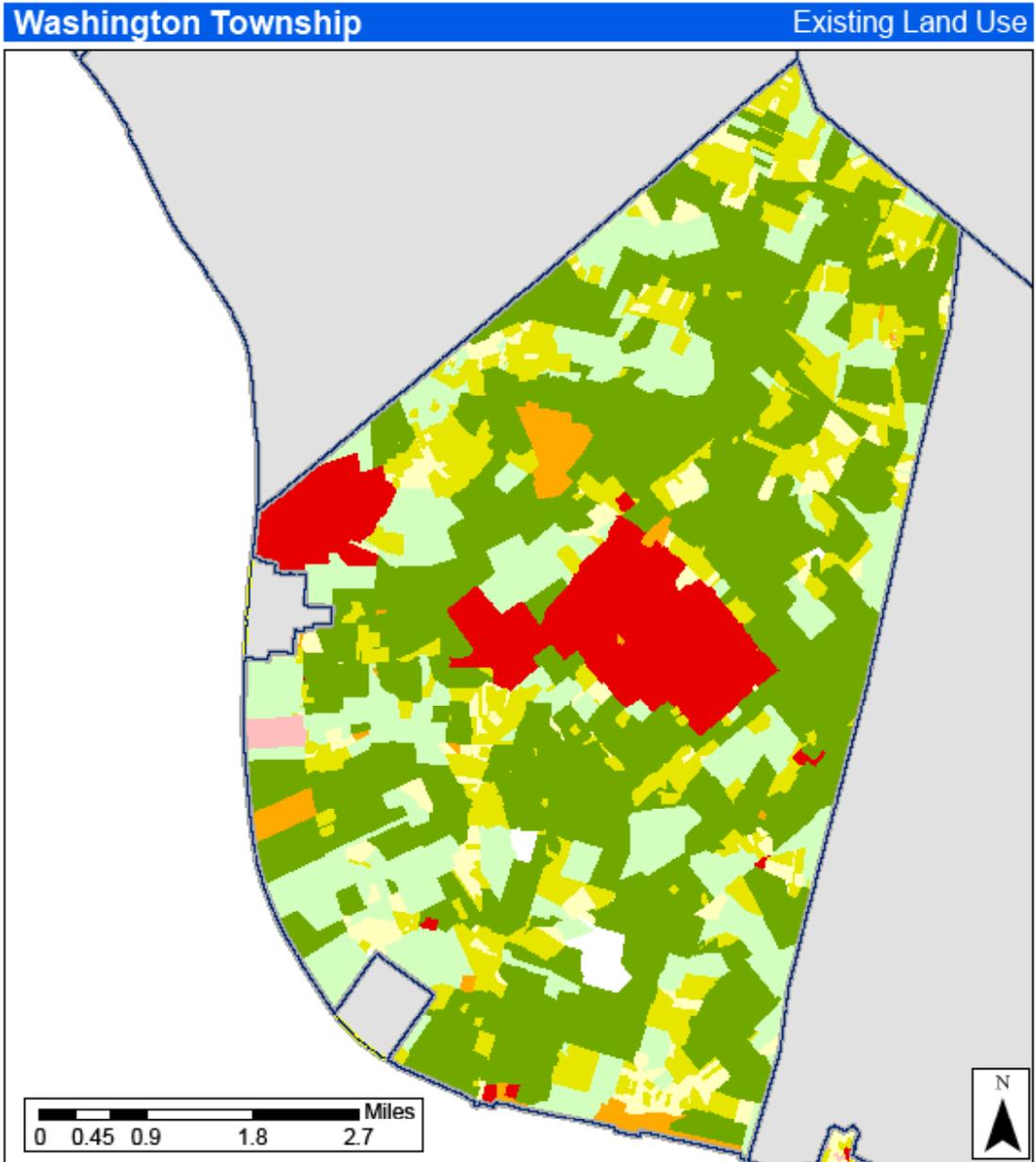
Union Township Planning and Zoning Department  
4650 Kottler Road  
Cincinnati, OH 45246  
919.759.2000

Horizon 2030: A Blueprint for the Future  
Union Township Comprehensive Land Use Plan  
Adopted November 14, 2013

More Information: <http://www.union-township.oh.us>

# Washington Township: Existing Land Use

Washington Township currently has no governing zoning code or land use plan. Land use information was provided by Clermont County Auditor's land use code records.



## LEGEND

Property by Ohio Land Use Classes		Land Use Types	
	Vacant Industrial		Vacant Agricultural /Rural
	Industrial		Agricultural
	Vacant Residential		Commercial
	Residential		Vacant Commercial
	Exempt		

Prepared By Clermont County Planning  
October 2013

More Information: <http://www.clermontcountyohio.biz/>

# Wayne Township: Existing & Future Land Use

## Existing Land Use

While the majority of the township is used for agricultural purposes or remains undeveloped, substantial amounts of land are also used for residential purposes, parks, recreation, and open space. The remaining land uses constitute only a small proportion of the total area in Wayne Township.

The unincorporated area of Wayne Township, over which this Resolution has jurisdiction, is hereby divided into districts or zones.

The agricultural land use is the most widespread in Wayne Township, this category contributes significantly to the area's rural identity. Most of the properties in this land use are smaller farm properties between ten and fifty acres located in the northwest section of the township, though, other examples of these smaller farms exist elsewhere in the township, as well. Larger farms (50 to 200 acres) still dominate the landscape in the remainder of the township.

## Future Land Use

The Future Land Use Plan is the final product of the public participation and comprehensive planning process. It incorporates the plan's goals and objectives, stated above, into a flexible land use guide to promote informed decision making for future development. Several different plan scenarios were presented to the Planning Advisory Committee and the public to provide a choice of development styles when pursuing the goals and objectives.

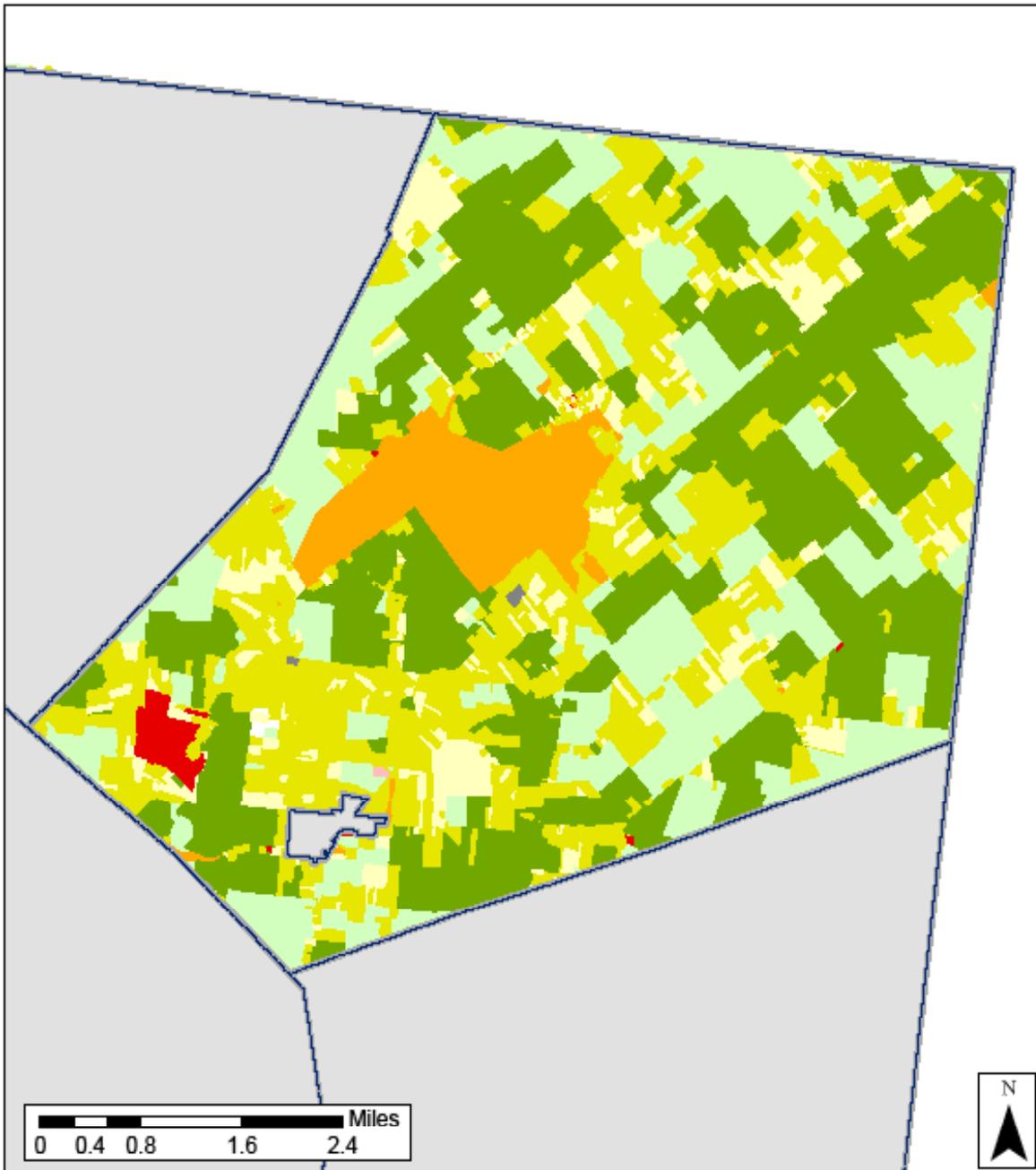
The purpose of Wayne Township Growth Management Plan is to promote the health, safety, and general welfare of the community; to conserve and protect property and property values; to promote and implement the most appropriate use of land; to facilitate adequate but economical provisions of public improvements, all in accordance with the provisions of the Ohio Revised Code Sections 519.01-519.99; and to permit the implementation of the Wayne Township Zoning Resolution.

The future land uses proposed by the Growth Management Plan are a culmination of the public participation process and technical evaluation of existing land uses, infrastructure, and natural resources in Wayne Township.

The Future Land Use Map provides a flexible guide to facilitate informed decision making on land uses for current and future population needs.



Excerpts taken from Wayne Township Growth Management Plan.  
More Information: <http://www.wayne-township.org>



**LEGEND**

<b>Property by Ohio Land Use Classes</b>	Vacant Industrial	Vacant Residential
<b>Land Use Types</b>	Industrial	Residential
Vacant Agricultural/Rural	Vacant Commercial	Exempt
Agricultural	Commercial	

Prepared By: Clermont County Planning

# Williamsburg Township: Existing & Future Land Use

Williamsburg Township's Land Use Plan breaks down their future land uses into five desired categories:

1. Agricultural
2. Park
3. Residential
4. Industrial
5. Business

The plan also explores different categories that are important to the township to meet the following long term goals:

## Housing Goals

1. To permit residential development on a clustered as well as scattered basis.
2. To promote the development of condominiums, senior housing, and assisted living units.
3. To discourage the construction of apartments and minimize the expansion of mobile homes.
4. To support the availability of affordable, single family detached housing.

## Rural Character Goals

1. To insure the compatibility of large scale farming and new residential development.
2. To establish a Rural Agricultural (Countryside) Zoning District that encourages farming as the primary land use and minimizes residential encroachment.
3. To discourage land uses such as sanitary landfills, quarrying and mining.

## Agricultural and Farming Goals

1. To maximize the preservation of productive farmland, especially that which is located on prime farm soils.
2. To recognize that farmland protection is important because farming helps to: (a) stabilize the local economy, (b) preserve both a valued livelihood and a

way of life, (c) provide visible open space, (d) maintain rural character, (e) control storm water runoff, (f) protect ground water recharge areas, (g) conserve prime soils, and (h) enhance air quality.

## Tax Base Goals

1. To emphasize the growth of jobs, especially those in the manufacturing and office sectors.
2. To work collaborative with others in actively pursuing the construction of a lodge facility at East Fork Lake State Park.

## Recreation and Open Space Goals

1. To require the reservation of 1 acre of active neighborhood park land for every 25 dwelling units in subdivisions having lot sizes of 20,000 or fewer square feet, or payment of a park development fee equivalent to the value of 1 acre of improved land within the subdivision.

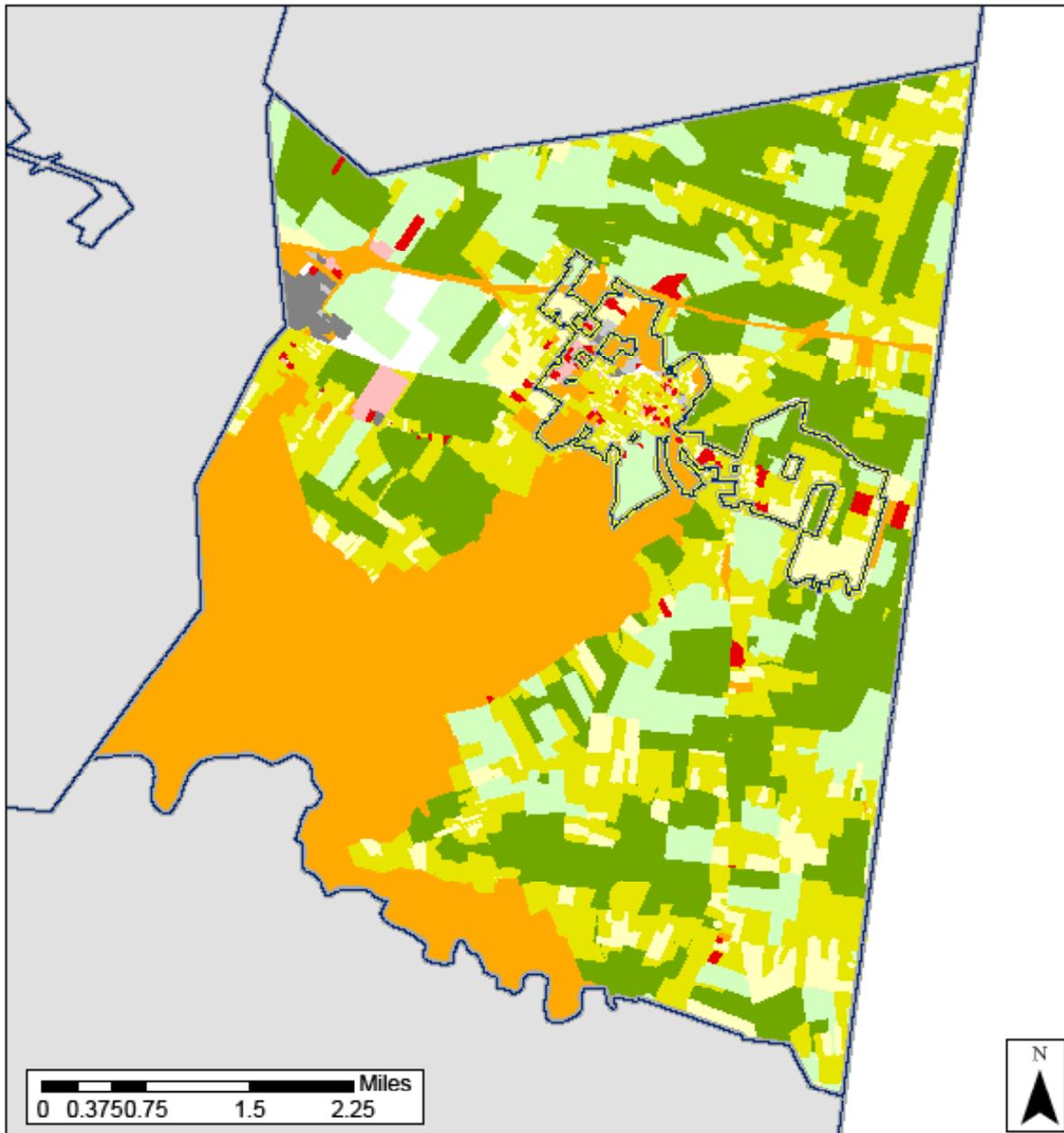
## General Development Goals

1. To establish a design review mechanism to help insure more attractive and functional developments which require low levels of maintenance.
2. To control signing along major corridors while simultaneously excluding or severely restricting the placement of billboards.
3. To consider providing incentives for residential infill development.

## Other Goals:

1. To revise the Zoning Resolution and Zoning Map in order to be consistent with the Land Use Plan and Preferred Land Use Map.
2. To develop a scoring system which can be used to not only determine if a proposed development is consistent with zoning requirements, but, is consistent with adopted land use goals, policies, objectives, and strategies.

Excerpts taken from Williamsburg Township's Land Use Plan.  
More Information: <http://www.williamsburgtownship.org>

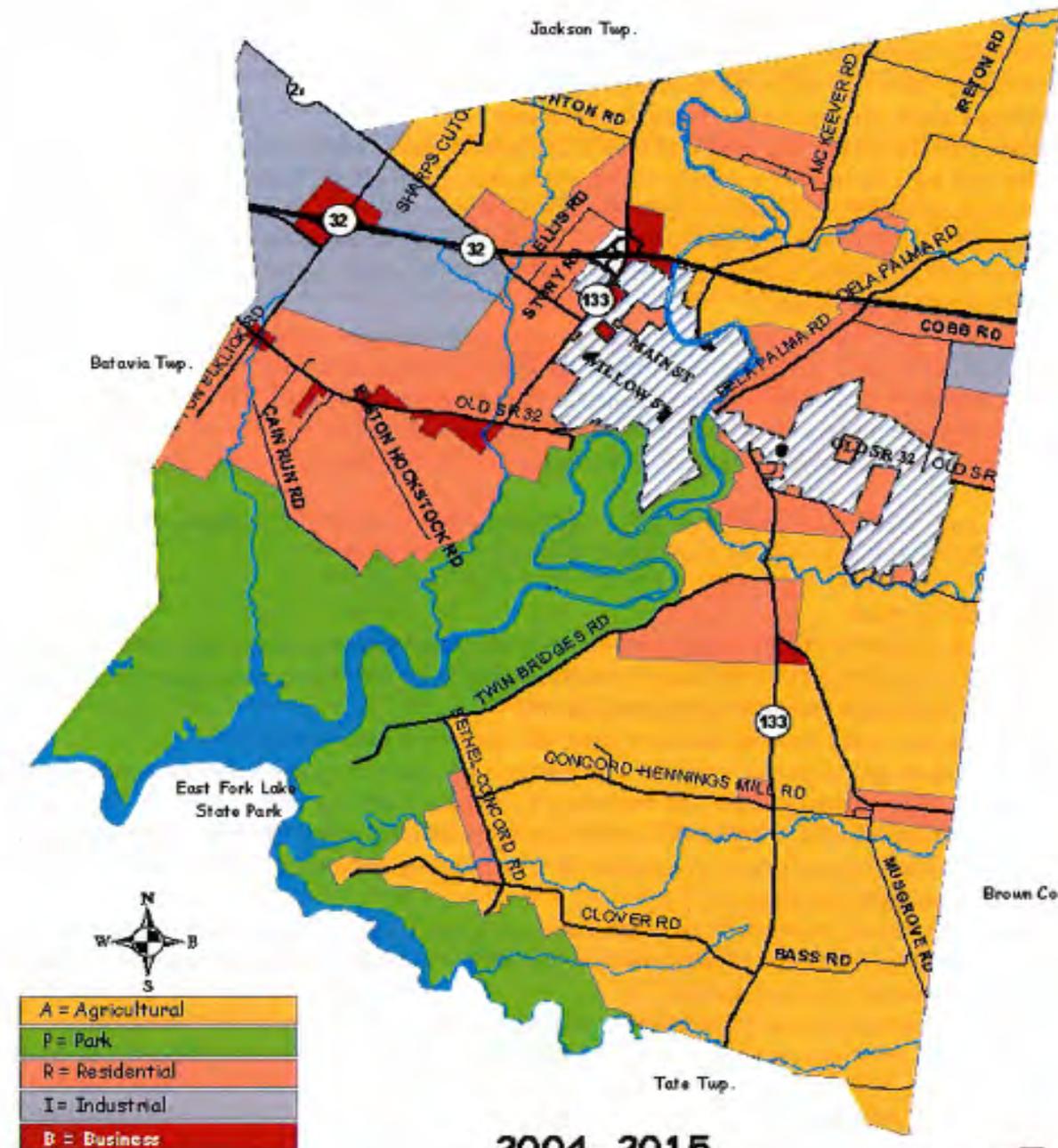


**LEGEND**

Property by Ohio Land Use Classes		Land Use Types	
	Vacant Industrial		Vacant Residential
	Industrial		Residential
	Vacant Agricultural /Rural		Exempt
	Agricultural		Commercial
	Vacant Commercial		

Prepared By Clermont County Planning  
October 2013

# Williamsburg Township Land Use Plan



## 2004-2015 "PREFERRED" LAND USE MAP

*Planning & Development Solutions*  
  
 Germant County Department of  
 Community Planning and Development

More Information: <http://www.williamsburgtownship.org>

## Goals & Objectives

1. Ensure public facilities are in place or will be available to adequately serve and support new development. Only approve new development upon demonstration that adequate public facilities, as established in this Plan, are or will be available at the time of completion to maintain the desired levels of service.
2. Encourage the design of new development to be compatible with and complementary to existing land uses. Incompatible uses should not be closely located. Site design and buffering should be used to the maximum extent feasible to reduce the impacts on adjacent properties, especially between residential and nonresidential areas.
3. Encourage the design of new development, whether public or private, to be respectful of identified historic or natural resources. Incorporate the preservation and restoration of existing features to the maximum extent feasible.
4. Encourage new development to be designed to provide interconnectivity with existing and future developments through the use of stub streets.
5. Ensure subdivision and site layouts of new developments are planned in consideration of the future use (as recommended by this Plan) of currently undeveloped land in the general vicinity to create interconnected neighborhoods.
6. Encourage compatible infill, redevelopment and development in proximity to existing development and services when appropriate to avoid “leap frog” growth patterns which may result in higher service costs.
7. Discourage strip development along existing or new thoroughfares. This practice creates an undesirable development pattern and causes traffic and access issues, as well as preventing access from major corridors to large tracts of land that may be developed at a later time.
8. Continue to incorporate environmental quality protection measures into the development review process, particularly related to runoff, stream protection, air quality and noise.
9. Encourage developments to be designed to minimize adverse environmental and fiscal impacts.
10. Encourage developments to be designed to minimize disruption to life and property resulting from erosion and flooding.
11. Encourage the preservation of private open space by supporting the use of conservation and open space easements to preserve land use in each Land Use Group/Classification, provided such easements do not adversely impact planned infrastructure or the pattern of development in the area.
12. Encourage the use of conservation development principles or other strategies that minimize the total amount of impervious area in new development to reduce the volume of storm water runoff and prevent downstream drainage and flooding problems.
13. Encourage new developments to provide vegetated stream buffers to preserve the flood way, which will provide storage during high flows and help prevent flooding and stream-bank erosion problems downstream.