

# Trenton Township

## Comprehensive Plan 2004



*Prepared by*  
**Delaware County Regional Planning Commission**  
Delaware County, Ohio

Adopted by Trenton Township Trustees,  
January 7, 2004

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*Adopted by the Trenton Township Trustees  
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## Executive Summary

According to the U.S. Bureau of Census, Delaware County is the fastest growing county in Ohio by percentage of growth (64.3% increase from 1990-2000) and the 10<sup>th</sup> fastest growing county in the USA by percentage of increase. The highest growth areas were in Orange Township (228.95 %), Genoa Township (178.63 %) and Liberty Township (142.27 %). Those three townships have county sewer service, which permits higher densities and spawns growth by production builders in large subdivisions. Meanwhile, Trenton Township, without sanitary sewer service, grew modestly by 231, from a population of 1,906 in 1990 to 2,137 in 2000, an increase of 12.12%.

Trenton Township continues to develop through lots created by the no-plat subdivision process on existing road frontage. Development could also occur using common access driveways of through the use of Farm Village development standards. Since there is no county centralized sanitary sewer service in Trenton Township, Farm Villages or Conservation Subdivision communities could use on-site land-application sewage disposal systems to achieve lot sizes that were previously not possible.

### **A. Trenton Township 2003: Land Use Facts and Issues**

1. The township has lost 32.74 acres by annexation.
2. 125 new home building permits were issued from 1993-2001.
3. From 1999-2001, 24 new lots were created as no-plat lot splits.
4. Population is projected to increase about 1.15% each year from 2002-2010 (2,190 – 2,291)
5. In 2001, 11 new lots were approved in the township.
6. Agricultural acreage is still 69% of the township, and the number one land use by acreage. Loss of farmland is a concern of new residents.
7. The local farm-to-market roads were not built to sustain their new functional roles as collector and arterial streets. All township collector roads need to be widened, but some narrow roads are considered part of the scenic character.
8. There is a variety of housing for different income level families in the township. 97% of all housing is new, or in very good condition.
9. There were approximately 733 housing units within Trenton Township in October, 2001, more than 99% are single family homes. There was only 1 multi-family housing development observed in the housing stock.
10. Delaware County is in good economic condition. The November, 2002 unemployment rate was 3.7%. The current inflation rate is less than 2%. The strong economy, good public schools and proximity to jobs create strong demand for new housing. Economically, the Trenton Township Comprehensive Plan stands a good chance of being realized.

11. There is adequate potable water supplied by the Del Co Water Company, but summertime lawn watering taxes their ability to maintain treatment and pressure. A year-round alternate-day watering ban was instituted in July 1999.
12. Delaware County does not currently provide sanitary sewer service to the township. Trenton Township may not receive sanitary sewer service in the scope of this plan 2000-2010.
13. The Big Walnut School District serves the township. The system is adding an average of 10 new students every year and growth is projected to increase by 13% by 2010-11.
14. Fire protection is provided by the BST&G Fire Department, staffed by on-call volunteers.
15. Trenton Township police protection is provided by the Delaware County Sheriff. The nearest substation is in Harlem Township. Trenton Township generated 349 or 1.8% of the Sheriff's complaints in 2001.
16. The township is blessed with significant open space and a network of streams and ravines. With growth there will be a need for more active recreation such as baseball and soccer fields, tennis and basketball courts and perhaps a public swimming pool.

***Township Vision Statement***

*We would like Trenton Township to continue ultimately to be a rural community,  
with overall low density and generous open space;  
with a balance of commercial, residential, agricultural and recreational uses,  
with a variety of housing options and community safety;  
maintaining the character of narrow roads and providing reasonable services.*

## **B. Goals and Objectives for Future Development**

### **Natural Resources**

#### **Goals**

1. To preserve the rural character of Trenton Township as expressed in its openness, green areas, farms, natural resources (floodplains, wetlands, slopes >20%, ravines, creeks and rivers).
2. To retain wildlife cover and corridors where feasible.
3. To preserve the rural “look” along township roads via fencing and landscaping.
4. To retain historic and agricultural structures, where feasible.
5. To preserve scenic views, where feasible, as open space within Farm Villages or Conservation Subdivisions.
6. To preserve a high degree of environmental quality.
7. To link Conservation Subdivisions and Farm Villages with green spaces and paths.
8. To conserve surface and ground water quality around the streams that feed into Big Walnut Creek.

#### **Objectives**

1. Obtain the linkage of subdivisions by streets, bike paths, or greenway trails so neighborhoods are connected and pedestrian oriented. Create a landscape detail for greenway trails.
2. Retain wooded greenways along ravines, waterways and project perimeters.
3. Amend the zoning resolution to reflect the net developable acreage rather than gross density in calculating the number of dwelling units in Farm Villages and Conservation Subdivisions.
4. Amend the zoning resolution to identify and protect floodplains, jurisdictional wetlands, and steep slopes.
5. Adopt regulations that permit Farm Villages and Conservation Subdivisions in the FR and RR Districts as a Conditional use.
6. Support amendment of county subdivision regulations to protect 100-year floodplains and adopt local floodplain zoning.
7. Set landscape and architectural design standards for subdivisions. Stipulate usable, centralized green space.
8. Create a rural landscape entrance detail for subdivisions that front on township roads.
9. Amend the zoning text to require the appropriate landscaping buffer detail between residential and non-residential land uses. Retain natural vegetation and use existing topography as buffers.
10. Retain natural ravines and their vegetation as filter strips for surface water.
11. Establish a 120-foot structural setback from the major streams of the township to preserve surface water quality. Such setback should include subsurface wastewater disposal systems.



## **Agriculture**

### **Goals**

1. To provide an opportunity for agriculture to continue through flexible/creative zoning.
2. To retain low residential density in agricultural areas.

### **Objectives**

1. Leave 3-acre lots as the minimum requirement in areas not served by centralized sanitary sewer.
2. Permit Farm Villages and Conservation Subdivisions as conditional uses in the FR and RR zoning districts.
3. Use the Land Evaluation Site Assessment (LESA) system to evaluate lands worthy of Purchase of Agricultural Conservation Easements (PACE).
4. Identify potential farmlands for PACE.
5. Preserve farmland by voluntary (sale) of development rights from farmland to adjacent farm villages.
6. Apply for state or federal funding for purchase of agricultural easements.

## **Residential Development**

### **Goals**

1. To relate land use and density to land suitability, utility availability, existing land use, and the recommendations for each sub-area.
2. To consider the carrying capacity of infrastructure (sewer, water, fire protection, roads, etc) in establishing residential densities.
3. To provide for rural areas where agriculture is transitioning to large lot residential and where no central sewer is available.
4. To retain a primarily single family residential housing mix, but permit a diversity of housing types.
5. To avoid sprawling subdivisions that consist only of lots and streets, without local parks or green space, and where every human need results in an automobile trip, even a trip to a green space area.
6. To protect local real estate values.

## **Residential Development**

### **Objectives**

1. Retain single family densities of at least one unit per 3 acres where there is no centralized sanitary sewer provided.
2. Use the width of roads, the capacity of water and sewer systems, and the soil characteristics to limit development to the carrying capacity of the infrastructure, using the densities and land uses on the comprehensive plan recommended land use map as a guide.
3. Permit Farm Villages and Conservation Subdivisions as conditional uses in the FR and RR districts.
4. Avoid development of uses or densities that cannot be serviced by currently available or imminently planned infrastructure, unless such development mitigates its unplanned infrastructure impacts.
5. Adopt a Conservation Subdivision zoning text that separates non-developable lands (floodplains, water, slopes greater than 25%, jurisdictional wetlands) from density calculations.
6. Consider a Traditional Neighborhood Development (country village) in Condit, North Condit and Condit Station if public sewer can be provided.

## **Commercial and Industrial Development**

### **Goals**

1. To encourage commercial and light industrial development in planned districts to broaden the jobs and tax base, and to prevent property taxes from rising faster than the growth in the township tax base.
2. To provide for dense landscape buffering between Commercial/Industrial and residential uses.
3. To encourage commercial, office and light industrial development in the S.R. 3 and S.R. 37 corridor.
4. To provide for transitional land uses and dense landscape buffering between incompatible land uses.

### **Objectives**

1. Create development guidelines for planned commercial development.
2. Use parallel frontage or backage roads to S.R. 3 and U.S. 36 to service the commercial uses and to control access points onto arterial roads.

## **Recreation**

### **Goals**

1. To provide passive and active recreational areas as the township grows.
2. To develop a township parks program.
3. To link new development with green spaces and walking/biking paths.

### **Objectives**

1. Create a series of neighborhood parks of 15 acres with active recreation with ½ mile spacing in Conservation Subdivisions.

### **Township Services**

#### **Goals**

1. To recognize and maintain only those services needed for a predominantly rural/low density community.
2. To expand township services at a rate to ensure public health and safety, and to discourage premature development.
3. To acquire suitable land for the township's future needs

#### **Objectives**

1. Acquire new sites for township facilities, including fire, police, road maintenance, etc.
2. Determine the services the township can provide as a suburban community with a sense of rural character.
3. Work with elected officials to increase services as needed, but not in a way to compete with urban development, so as to retain a rural community.
4. Use the Comprehensive plan as the guideline in zoning.

### **Planning and Zoning**

#### **Goals**

1. To determine and implement an appropriate land use mix.
2. To implement and maintain the land use plan.
3. To enforce zoning regulations.

#### **Objectives**

1. Revise the zoning text and map in accordance with the comprehensive plan.
2. Develop policies for service provision that relate to the comprehensive plan.
3. Provide for 5-year updates and revisions to the plan.
4. Add a Conservation Subdivision alternative to allow for different kinds of open space for land that is not suited to the continuation of agriculture.

## **Transportation**

### **Goals**

1. To avoid congestion on local, county and state roads.
2. To retain the narrow township roads where possible as part of the rural character.
3. To improve the road network without destroying the rural character.
4. To seek developer mitigation of their road impacts of their adjacent developments.

### **Objectives**

1. Cooperate with ODOT on removing/preventing unnecessary commercial curb cuts on S.R. 3 and S.R. 37.
2. Require commercial parallel access roads and connections between planned commercial developments along major arterial roads, especially S.R. 3 and S.R. 37.
3. Assist appropriate government agencies in the review of corridors for the proposed Alternative N to the County Thoroughfare Plan. Seek the corridor that provides the best traffic efficiency and least impact on Trenton Township.
4. Restrict left turns across traffic on S.R. 3 and S.R. 37. Coordinate turns at new signals shown by \* symbol on the comprehensive plan map.
5. Adopt the appropriate ODOT Access Management recommendations; work with ODOT to prevent the deterioration of S.R. 3, S.R. 37 and C.R. 605.
6. Encourage construction of new roads on the Comprehensive Plan as part of new developments.

## **Citizen Participation**

### **Goals**

1. To ensure significant and diverse citizen input into the planning process.

### **Objectives**

1. Use the steering committee as the primary citizen input to the Zoning Commission in amending the Comprehensive Plan.
2. Advertise open informational meetings to discuss and review the recommendations of the plan prior to public hearings.
3. Publish and mail a synopsis of the plan to every household in Trenton Township.
4. Encourage active citizen participation in future comprehensive plan updates.

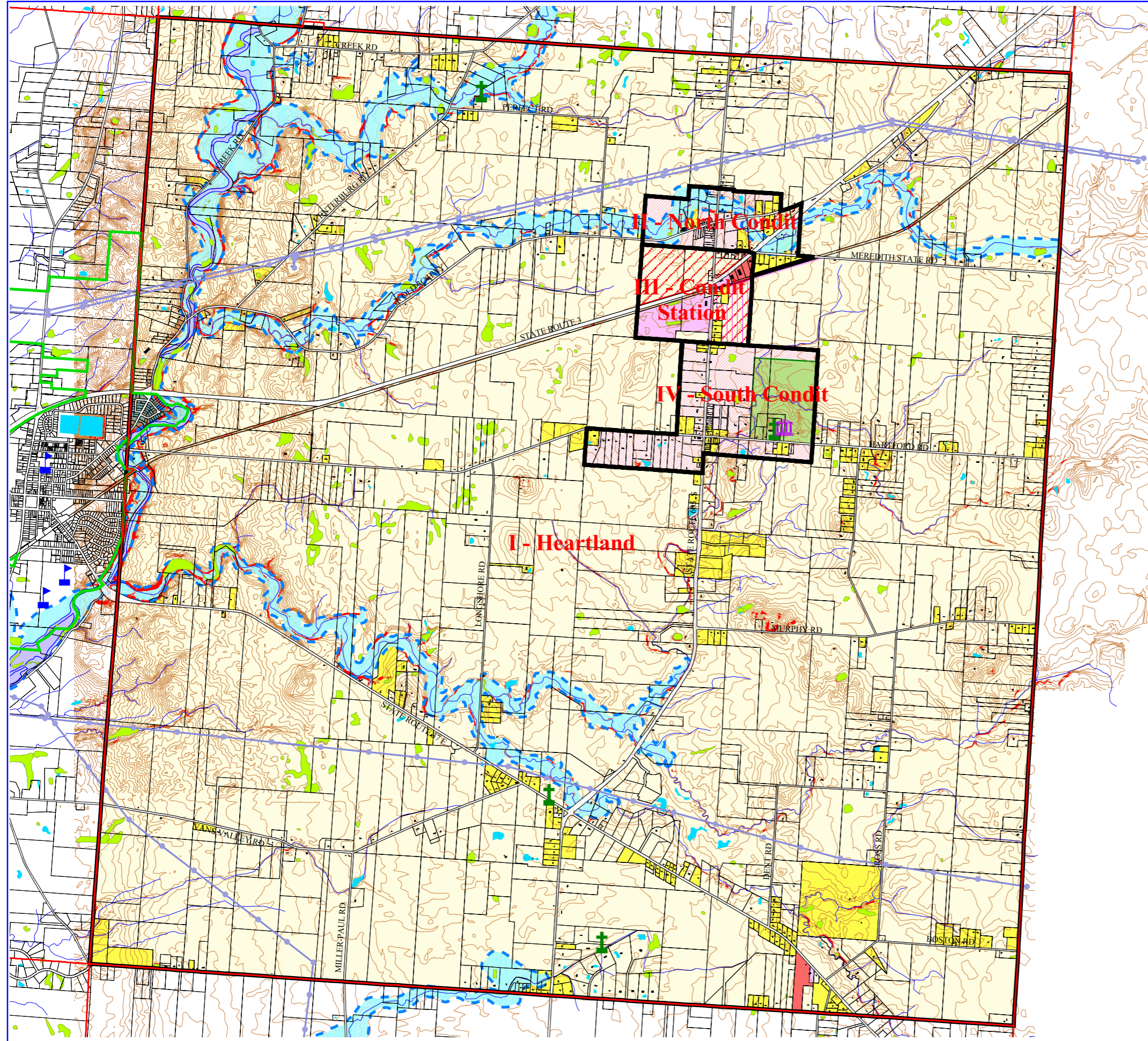
**C. Recommendations**

- Chapter 15 includes detailed Sub Area recommendations that relate to the 2003 Comprehensive Plan Map (please turn to Chapter 15 for those details).
- Please see the foldout 2004 Comprehensive Plan Map (next page).

# Trenton Township

## Comprehensive Plan

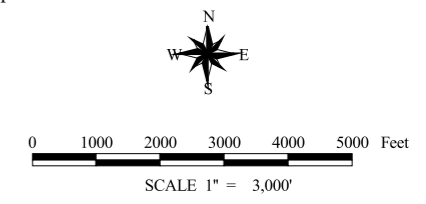
Adopted 1/2004



- Township Boundaries
- Incorp. Area Boundary
- Planning Sub Areas
- Township Hall
- Cemetery
- Schools
- Power Poles
- Power Lines
- Existing Structures
- Contour Lines
- Property Lines
- Centerlines of Roads
- Streams
- Wetlands (NWI)
- 50 feet Buffer from 100-Year Flood Plain
- Rivers
- 100 yr Floodplain
- 500 yr Floodplain
- Slopes > 20%
- Potential Township Park

- Proposed Land Use**
- Planned Commercial or Office
  - Light Industrial or Commercial Use
  - Single Family at 1 du per 3 acres w/o sewer or Conservation Subdivision at 1 du per 3 acres net developable area
  - Single Family at 1 du per 3 acres w/o sewer. Potential Traditional Neighborhood Development as part of mixed use area if public water and sewer can be provided. 2 du per acre if any portion considered for sanitary sewer service without TND.

- Trenton Zoning**
- Farm Residential District
  - Rural Residential District
  - Farm Village District
  - Community Business District
  - Limited Industrial District
  - Restricted Industrial District
  - Village of Sunbury
  - Road
  - River



Prepared by: Delaware County Regional Planning Commission  
 (740-833-2260) www.dcrpc.org  
 Original Data Provided by The Delaware County Auditor's Office DALIS Project  
 (Topo, Parcel, ROW, Municipal Boundary, Road Centerlines, Hydrology,  
 Township Boundary, Floodplains) (740-833-2070);  
 (Printed 12/15/2004)

# Chapter 1

## Introduction

*“Make no small plans; they have no magic to stir men’s blood and probably will not be realized. Make big plans; aim high in hope and work, remember that a noble logical diagram once recorded will never die, but long after we are gone will be a living thing asserting itself with ever growing insistency. Remember that our sons and grandsons are going to do things that would stagger us. Let your watchword be order and your beacon beauty.”*

- Daniel Hudson Burnham, Father of the American City Planning Movement

### **1.1 Why Plan?**

City and community planning in the United States is a fairly young child, birthed in the city beautiful movement of the turn of the century. Open space was the deliverance from the stuffy, overcrowded and disease filled tenements of American cities in the late eighteen hundreds. The city beautiful movement used parks and public open spaces as centerpieces of the future city, oases of respite from the hustle and bustle. After the First World War, the movement evolved from its landscape architecture revitalization roots to a legal instrument for planning for orderly future growth.

The intent of the city planning movement was to plan for the future. At first this was done by the creation of zones with separate land use regulations attached to each zone. In some communities, there was plan, which was the basis for the zoning map and resolution. However, in most communities, zoning itself was seen to be the plan. Zoning was tested immediately, and found to be an appropriate legislative power.

Ohio has never taken the additional step to *require* land use planning as a mandatory underpinning of zoning or other land use controls. It is recommended by the American Planning Association and the American Institute of Certified Planners. It is suggested by the Ohio Revised Code, and bolstered by Ohio and United States Supreme Court cases that a comprehensive plan strengthens a community’s police power to zone and control its growth.

### **1.2 How Planning relates to zoning and the community vision**

The comprehensive plan is a set of policies, goals and recommended land use map for the future development of the township. However, as a plan, it has no direct power under Ohio law. The township must adopt zoning, which implements these policies and visions. Zoning is the police power that guides and enforces the township’s

development. It is the intention of the township to adopt a comprehensive plan that is descriptive of its vision of the future. The township must subsequently amend its zoning to implement these policies and visions.

The Trenton Township Zoning Commission convened on August 19, 2002 for the purpose of creating a 2003 Trenton Township Comprehensive Plan.

The Zoning Commission is responsible (Ohio Revised Code 519.05) for the submission of a plan to the Township Trustees to achieve the purposes of land use regulation under zoning powers (ORC 519.02). At-large residents and landowners of the township were encouraged to participate in the planning process.

The 2003 Trenton Township Comprehensive Land Use Plan (update) is intended to:

- 1.) Review the changes in land use, population, utility services, roads, and boundaries that have occurred from 1993 to 2003.
- 2.) Review the changes in economic, legislative, judicial and regulatory conditions that have occurred from 1993 to 2003.
- 3.) Review the goals and policies adopted in 1993; judge whether the goals and policies are still representative of the communities values and visions of its future, and if the goals and policies conform to current federal and state land use legislation and court decisions.
- 4.) Amend the goals and objectives for the growth in the ensuing five to ten years.
- 5.) Create a revised text and map for the recommended land use of each parcel on a site-specific basis to guide future growth of the township.
- 6.) Recommend amendments to local zoning, and the adoption of development policies to assure that the township will be what it has envisioned when it is all built out.

The 2003 Comprehensive Plan will be site-specific, with land use and/or density classification attached to each parcel, and viewed from an environmental standpoint with policies to protect critical resource areas.

- **The DCRPC 1993 County Comprehensive Plan -The Effect on the Township**

In 1993 the Delaware County Regional Planning Commission contracted with Frank Elmer and Assoc., Wilbur Smith and the SWA Group to prepare a regional Comprehensive plan for the entire Delaware County Planning Area. Trenton Township falls within the East Planning Area.



The 1993 DCRPC Regional Comprehensive Plan overlays data to create a land suitability map which, in conjunction with development policies for each planning area represents the best guidelines possible at the macro scale of the study. It is suggestive, not prescriptive.

The 1993 DCRPC Comprehensive Plan is the adopted Regional plan. The 2003 Trenton Township Comprehensive Plan will be the vision, goals and objectives determined by the Township. If these plans differ, the Township plan takes precedence.

- **DALIS – How digital information affects the township’s ability to plan**

The Delaware County Auditor developed a Geographic Information System (GIS) for the primary purpose of accurately mapping tax parcels. DALIS stands for Delaware Area Land Information System. It is an accurate computer mapping system that offers both tabular and graphic real estate data about each of 50,000 tax parcels.

This mapping system has a cadastral (property line) layer and topography layer. Topography is available in 2’, 5’, and 10’ contours depending upon which area of the county is viewed. In addition, the Auditor has also created revised soil maps and digital ortho photos with structures.

DALIS mapping is used as the base map for the 2003 Trenton Township Comprehensive Plan. The software used is Arc/Info and ArcView, by ESRI. Planners may now view each parcel in a site-specific manner. This allows the Comprehensive Land Use Plan to be site specific.

## Chapter 2 Population

### **2.0 Population by Census Figures**

For the past 30 years, the township has had steady by not rapid growth.

**Table 2.1 Census of Population, Trenton Township 1960-2000**

<b>1960</b>	<b>1970</b>	<b>% growth 1960-70</b>	<b>1980</b>	<b>% growth 1970-80</b>	<b>1990</b>	<b>% growth 1980-90</b>	<b>2000</b>	<b>% growth 1990-2000</b>
992	1,312	32.3 %	1,722	31.3 %	1,906	10.7 %	2,137	12.1 %

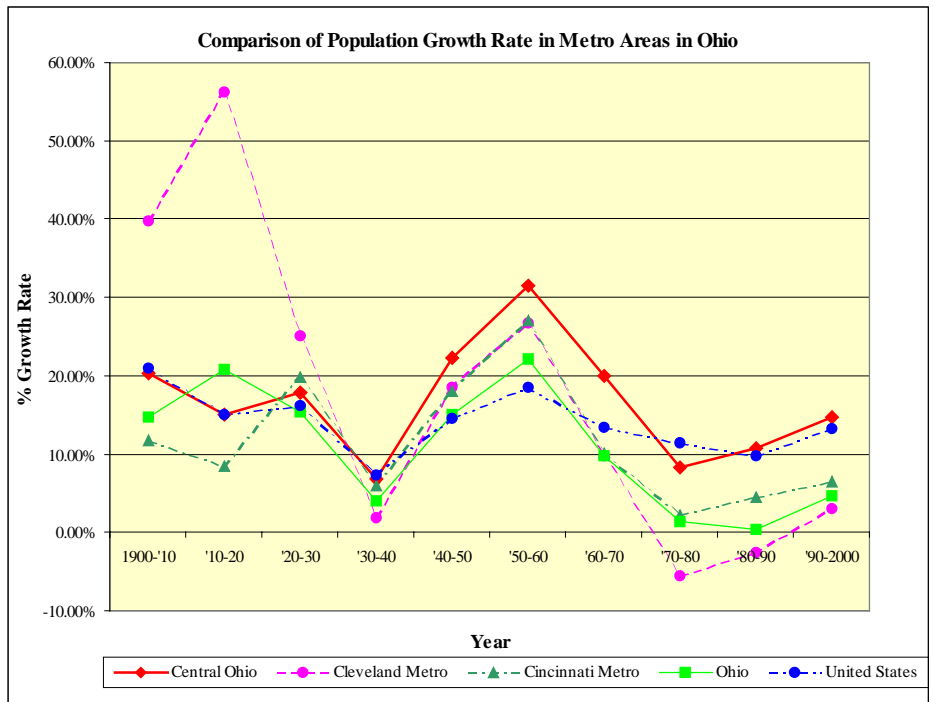
According to the US Bureau of the Census, Population Division, Delaware County grew by 64.3% from 1990-2000, making it the fastest growing county in Ohio. From 2000-2001 Delaware County was named the 15th fastest growing county in America by the Census Bureau. Most of this growth has occurred south of the city of Delaware.

**Table 2.2 Ten Fastest Growing Counties in Ohio, by % Growth Rate 1990-2000**

(Source, US Bureau of Census, Census 2000; Statistical Information, Washington D.C, (301) 457-2422).

<b>Ohio County</b>	<b>1990 population</b>	<b>2000 population</b>	<b>90-2000 % growth rate</b>	<b>Ohio rank, 1990-2000</b>	<b>USA rank 1990-2000</b>
Delaware	66,929	109,989	64.3 %	1	15
Warren	113,909	158,383	39 %	2	161
Union	31,969	40,909	28 %	3	365
Noble	11,336	14,058	24 %	4	484
Medina	122,354	151,095	23.5 %	5	504
Brown	34,966	42,285	20.9 %	6	607
Fairfield	103,461	122,759	18.7 %	7	720
Holmes	32,849	38,943	18.6 %	8	725
Clermont	150,187	177,977	18.5 %	9	727
Knox	47,473	54,500	14.8 %	10	984

The Delaware County growth rate has continued to increase as people pushed north from Franklin County (Columbus) into the “country” for larger lots or more “rural character”. While Franklin County is losing population by outmigration, Delaware is growing by immigration



**Population Information in Central Ohio**  
(Data source: U.S. Census Bureau)

Area Name	1990 Census	2000 Census	Changed # of Pop.	Total Growth R.	Births 1990-1999	Deaths 1990-1999	Natural G. # of Pop.	Int'l Migration	Domestic Migration
Franklin	961,437	1,068,978	107,541	11.19%	149,925	70,377	79,548	11,089	-21,749
Delaware	66,929	109,989	43,060	64.34%	9,856	4,515	5,341	440	25,347
Fairfield	103,472	122,759	19,287	18.64%	14,070	8,166	5,904	283	17,280
Licking	128,300	145,491	17,191	13.40%	17,230	11,100	6,130	285	8,103
Union	31,969	40,909	8,940	27.96%	4,685	2,498	2,187	75	6,576
Pickaway	48,244	52,727	4,483	9.29%	5,806	3,760	2,046	46	3,240
Madison	37,068	40,213	3,145	8.48%	4,803	2,843	1,960	77	2,349
<b>Central Ohio</b>	<b>1,377,419</b>	<b>1,581,066</b>	<b>203,647</b> <i>14.78%</i>	<b>14.78%</b>	<b>206,375</b>	<b>103,259</b>	<b>103,116</b> <i>7.49%</i>	<b>12,295</b> <i>0.89%</i>	<b>41,146</b> <i>2.99%</i>
<b>Ohio</b>	<b>10,847,115</b>	<b>11,353,140</b>	<b>506,025</b> <i>4.67%</i>	<b>4.67%</b>	<b>1,454,713</b>	<b>957,171</b>	<b>497,542</b> <i>4.59%</i>	<b>52,922.00</b> <i>0.49%</i>	<b>-166,200</b> <i>-1.53%</i>
<b>United States</b>	<b>248,709,873</b>	<b>281,421,906</b>	<b>32,712,033</b> <i>13.15%</i>	<b>13.15%</b>	<b>36,820,132</b>	<b>20,934,303</b>	<b>15,885,829</b> <i>6.39%</i>	<b>7,478,078</b> <i>3.01%</i>	<b>0</b> <i>0.00%</i>

Delaware County is growing largely by domestic in-migration with 25,347 new residents moving into the county from 1990 to 1999. Births minus deaths represented 5,341 new population in this time span. By contrast, Franklin County experienced an outward migration of -21,749 from 1990-99. Delaware County received 62% of the domestic migration in Central Ohio from 1990-99.

To put Delaware County's rate of growth into national perspective, consider the state and national annual growth rates in Table 2.2.

**Table 2.3 Delaware County Growth Rate Vs. Ohio Vs. USA**

(Source, US Bureau of Census, Internet Release Date: April 2001; Statistical Information, Washington D.C., (301) 457-2422).

Area	1990 population	2000 population	Growth Rate 1990-2000
USA	248,709,873	281,421,906	13.15 %
Ohio	10,847,115	11,353,140	4.66 %
Central Ohio	1,377,419	1,581,066	14.78 %
Franklin Co.	961,437	1,068,978	11.2 %
Berkshire Twp.	1,713	1,946	13.6 %
Berlin Twp.	1,978	3,315	67.59 %
Brown Twp.	1,164	1,297	11.43 %
Concord Twp.	3,363	4,088	21.56 %
Delaware Twp.	1,607	906	-43.62 %
Genoa Twp.	4,053	11,293	178.63 %
Harlem Twp.	3,391	3,762	10.94 %
Kingston Twp.	1,136	1,603	41.11 %
Liberty Twp.	3,790	9,182	142.27 %
Marlboro Twp.	213	227	6.57 %
Orange Twp.	3,789	12,464	228.95 %
Oxford Twp.	901	854	-5.22 %
Porter Twp.	1,345	1,696	26.10 %
Radnor Twp.	1,156	1,335	15.48 %
Scioto Twp.	1,698	2,122	24.97 %
Thompson Twp.	582	558	-4.12 %
<b>Trenton Twp.</b>	<b>1,906</b>	<b>2,137</b>	<b>12.12 %</b>
Troy Twp.	1,652	2,665	61.32 %
<b>Total Unincorp.</b>	<b>35,437</b>	<b>61,450</b>	<b>73.41 %</b>
Delaware	20,030	25,243	26.03 %
Dublin	3,811	4,283	12.39 %
Galena	361	305	-15.51 %
Sunbury	2,046	2,630	28.54 %
Shawnee Hills	423	419	-.95 %
Powell	2,154	6,247	190.02 %
Ashley	1059	1,216	14.83 %
Ostrander	431	405	-6.03 %
Westerville	1,177	5,900	401.27 %
Columbus	0	1,891	
<b>Total Incorp.</b>	<b>31,492</b>	<b>48,539</b>	<b>54.13 %</b>
<b>Total Delaware Co.</b>	<b>66,929</b>	<b>109,989</b>	<b>64.3 %</b>

Delaware County's population is 50% male and 50% female, over 93% White, with 80% residing in their own homes.

**Table DP-1. Profile of General Demographic Characteristics: 2000**

Geographic Area: Delaware County, Ohio

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>Total population.....</b>	<b>109,989</b>	<b>100.0</b>	<b>HISPANIC OR LATINO AND RACE</b>		
<b>SEX AND AGE</b>			<b>Total population.....</b>	<b>109,989</b>	<b>100.0</b>
Male.....	54,435	49.5	Hispanic or Latino (of any race).....	1,109	1.0
Female.....	55,554	50.5	Mexican.....	490	0.4
Under 5 years.....	8,682	7.9	Puerto Rican.....	164	0.1
5 to 9 years.....	9,100	8.3	Cuban.....	38	-
10 to 14 years.....	8,363	7.6	Other Hispanic or Latino.....	417	0.4
15 to 19 years.....	7,777	7.1	Not Hispanic or Latino.....	108,880	99.0
20 to 24 years.....	5,510	5.0	White alone.....	102,943	93.6
25 to 34 years.....	15,004	13.6	<b>RELATIONSHIP</b>		
35 to 44 years.....	20,898	19.0	<b>Total population.....</b>	<b>109,989</b>	<b>100.0</b>
45 to 54 years.....	16,751	15.2	In households.....	107,262	97.5
55 to 59 years.....	5,170	4.7	Householder.....	39,674	36.1
60 to 64 years.....	3,723	3.4	Spouse.....	26,876	24.4
65 to 74 years.....	5,254	4.8	Child.....	34,684	31.5
75 to 84 years.....	2,865	2.6	Own child under 18 years.....	29,447	26.8
85 years and over.....	892	0.8	Other relatives.....	2,607	2.4
Median age (years).....	35.3	(X)	Under 18 years.....	893	0.8
18 years and over.....	78,928	71.8	Nonrelatives.....	3,421	3.1
Male.....	38,438	34.9	Unmarried partner.....	1,699	1.5
Female.....	40,490	36.8	In group quarters.....	2,727	2.5
21 years and over.....	74,816	68.0	Institutionalized population.....	1,137	1.0
62 years and over.....	11,088	10.1	Noninstitutionalized population.....	1,590	1.4
65 years and over.....	9,011	8.2	<b>HOUSEHOLD BY TYPE</b>		
Male.....	3,863	3.5	<b>Total households.....</b>	<b>39,674</b>	<b>100.0</b>
Female.....	5,148	4.7	Family households (families).....	30,658	77.3
<b>RACE</b>			With own children under 18 years.....	15,911	40.1
One race.....	108,738	98.9	Married-couple family.....	26,876	67.7
White.....	103,663	94.2	With own children under 18 years.....	13,568	34.2
Black or African American.....	2,774	2.5	Female householder, no husband present.....	2,667	6.7
American Indian and Alaska Native.....	157	0.1	With own children under 18 years.....	1,681	4.2
Asian.....	1,690	1.5	Nonfamily households.....	9,016	22.7
Asian Indian.....	537	0.5	Householder living alone.....	7,177	18.1
Chinese.....	488	0.4	Householder 65 years and over.....	2,109	5.3
Filipino.....	89	0.1	Households with individuals under 18 years.....	16,571	41.8
Japanese.....	117	0.1	Households with individuals 65 years and over.....	6,142	15.5
Korean.....	246	0.2	Average household size.....	2.70	(X)
Vietnamese.....	61	0.1	Average family size.....	3.09	(X)
Other Asian <sup>1</sup> .....	152	0.1	<b>HOUSING OCCUPANCY</b>		
Native Hawaiian and Other Pacific Islander.....	38	-	<b>Total housing units.....</b>	<b>42,374</b>	<b>100.0</b>
Native Hawaiian.....	24	-	Occupied housing units.....	39,674	93.6
Guamanian or Chamorro.....	5	-	Vacant housing units.....	2,700	6.4
Samoan.....	3	-	For seasonal, recreational, or		
Other Pacific Islander <sup>2</sup> .....	6	-	occasional use.....	225	0.5
Some other race.....	416	0.4	Homeowner vacancy rate (percent).....	2.3	(X)
Two or more races.....	1,251	1.1	Rental vacancy rate (percent).....	10.2	(X)
<b>Race alone or in combination with one</b>			<b>HOUSING TENURE</b>		
<b>or more other races:<sup>3</sup></b>			<b>Occupied housing units.....</b>	<b>39,674</b>	<b>100.0</b>
White.....	104,788	95.3	Owner-occupied housing units.....	31,915	80.4
Black or African American.....	3,216	2.9	Renter-occupied housing units.....	7,759	19.6
American Indian and Alaska Native.....	622	0.6	Average household size of owner-occupied units.....	2.83	(X)
Asian.....	2,008	1.8	Average household size of renter-occupied units.....	2.17	(X)
Native Hawaiian and Other Pacific Islander.....	76	0.1			
Some other race.....	606	0.6			

- Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Detailed census information released in 2002 uses sampling to create details on the population at the township level. The following census pages show Trenton’s demographic information such as ethnic background, housing and education. Other demographic information can be found at [www.dcrpc.org](http://www.dcrpc.org).

**Table DP-1. Profile of General Demographic Characteristics: 2000**

Geographic Area: Trenton township, Delaware County, Ohio

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>Total population</b> .....	<b>2,137</b>	<b>100.0</b>	<b>HISPANIC OR LATINO AND RACE</b>		
<b>SEX AND AGE</b>			<b>Total population</b> .....	<b>2,137</b>	<b>100.0</b>
Male.....	1,090	51.0	Hispanic or Latino (of any race).....	6	0.3
Female.....	1,047	49.0	Mexican.....	2	0.1
Under 5 years.....	107	5.0	Puerto Rican.....	2	0.1
5 to 9 years.....	180	8.4	Cuban.....	-	-
10 to 14 years.....	188	8.8	Other Hispanic or Latino.....	2	0.1
15 to 19 years.....	167	7.8	Not Hispanic or Latino.....	2,131	99.7
20 to 24 years.....	78	3.6	White alone.....	2,107	98.6
25 to 34 years.....	234	10.9	<b>RELATIONSHIP</b>		
35 to 44 years.....	408	19.1	<b>Total population</b> .....	<b>2,137</b>	<b>100.0</b>
45 to 54 years.....	356	16.7	In households.....	2,137	100.0
55 to 59 years.....	131	6.1	Householder.....	746	34.9
60 to 64 years.....	100	4.7	Spouse.....	541	25.3
65 to 74 years.....	117	5.5	Child.....	683	32.0
75 to 84 years.....	56	2.6	Own child under 18 years.....	540	25.3
85 years and over.....	15	0.7	Other relatives.....	111	5.2
Median age (years).....	38.6	(X)	Under 18 years.....	46	2.2
18 years and over.....	1,542	72.2	Nonrelatives.....	56	2.6
Male.....	764	35.8	Unmarried partner.....	23	1.1
Female.....	778	36.4	In group quarters.....	-	-
21 years and over.....	1,469	68.7	Institutionalized population.....	-	-
62 years and over.....	252	11.8	Noninstitutionalized population.....	-	-
65 years and over.....	188	8.8	<b>HOUSEHOLD BY TYPE</b>		
Male.....	80	3.7	<b>Total households</b> .....	<b>746</b>	<b>100.0</b>
Female.....	108	5.1	Family households (families).....	615	82.4
<b>RACE</b>			With own children under 18 years.....	278	37.3
One race.....	2,128	99.6	Married-couple family.....	541	72.5
White.....	2,112	98.8	With own children under 18 years.....	248	33.2
Black or African American.....	7	0.3	Female householder, no husband present.....	48	6.4
American Indian and Alaska Native.....	3	0.1	With own children under 18 years.....	19	2.5
Asian.....	2	0.1	Nonfamily households.....	131	17.6
Asian Indian.....	1	-	Householder living alone.....	104	13.9
Chinese.....	-	-	Householder 65 years and over.....	45	6.0
Filipino.....	-	-	Households with individuals under 18 years.....	307	41.2
Japanese.....	-	-	Households with individuals 65 years and over.....	141	18.9
Korean.....	-	-	Average household size.....	2.86	(X)
Vietnamese.....	1	-	Average family size.....	3.17	(X)
Other Asian <sup>1</sup> .....	-	-	<b>HOUSING OCCUPANCY</b>		
Native Hawaiian and Other Pacific Islander.....	-	-	<b>Total housing units</b> .....	<b>769</b>	<b>100.0</b>
Native Hawaiian.....	-	-	Occupied housing units.....	746	97.0
Guamanian or Chamorro.....	-	-	Vacant housing units.....	23	3.0
Samoan.....	-	-	For seasonal, recreational, or occasional use.....	1	0.1
Other Pacific Islander <sup>2</sup> .....	-	-	Homeowner vacancy rate (percent).....	0.6	(X)
Some other race.....	4	0.2	Rental vacancy rate (percent).....	3.8	(X)
Two or more races.....	9	0.4	<b>HOUSING TENURE</b>		
<b>Race alone or in combination with one or more other races:</b> <sup>3</sup>			<b>Occupied housing units</b> .....	<b>746</b>	<b>100.0</b>
White.....	2,121	99.3	Owner-occupied housing units.....	646	86.6
Black or African American.....	10	0.5	Renter-occupied housing units.....	100	13.4
American Indian and Alaska Native.....	10	0.5	Average household size of owner-occupied units.....	2.92	(X)
Asian.....	2	0.1	Average household size of renter-occupied units.....	2.48	(X)
Native Hawaiian and Other Pacific Islander.....	-	-			
Some other race.....	4	0.2			

- Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

## **2.1 Population Projections**

The Delaware County Regional Planning Commission makes population projections based upon a Housing Unit Method. The formula works as follows:

- 1.) Last Census (2000) used as a base year.
- 2.) Number of residents per dwelling unit is calculated based upon the last census information (2.83 for Trenton Township).
- 3.) Number and type of new residential building permits is tracked by month for all jurisdictions.
- 4.) A time lag factor anticipates the occupancy date of new housing after building permit issuance.
- 5.) New population is projected for each jurisdiction based on the number of building permits issued times the number of residents per dwelling unit type, after the lag factor.
- 6.) New population added to last census data to create projected population.

The *Population by Housing Unit Method Projections* table contains population projections for Delaware County through the year 2020.

DELAWARE COUNTY REGIONAL PLANNING COMMISSION  
POPULATION PROJECTION (HOUSING UNIT METHOD)  
2000 THROUGH 2020

YEAR	1990 CENSUS (APRIL OF 1990)	2000 CENSUS (APRIL OF 2000)	POPULATION INDEX	H. UNITS	VACANCY R.	END OF 2000 (PROJECTED)	2001	2002	2003	2004	2005	GROWTH R. (90-2000)	ANNUAL GROWTH R.	2010	2015	2020 GROWTH RATE (2001-2010) (2011-2020)	
<b>TOWNSHIPS</b>																	
BERKSHIRE	1713	1946	2,810	4.5%	1974	2032	2135	2225	2312	2381	2473	13.60%	1.28%	2,715	3,047	3,398	37.52%
BERLIN	1978	3315	2,810	4.7%	3490	3890	4360	4670	4973	5214	5473	67.59%	5.30%	6,324	7,428	8,595	81.17%
BROWN	1164	1297	2,850	3.3%	1310	1353	1392	1408	1423	1434	1434	11.43%	1.09%	1,508	1,582	1,660	15.16%
CONCORD	3363	4088	2,740	5.8%	4323	4998	5654	6010	6356	6631	6931	21.56%	1.97%	7,912	9,185	10,532	83.00%
DELAWARE	1607	906	2,630	7.0%	931	1013	1085	1120	1154	1180	1200	-43.62%	-5.57%	1,313	1,445	1,585	40.97%
GENOA	4053	11293	2,930	5.0%	12185	14123	15948	17743	19447	21174	22928	178.63%	10.79%	21,747	25,028	28,499	78.46%
HARLEM	3391	3762	2,820	3.1%	3774	3805	3846	3868	3880	3902	3902	10.94%	1.04%	4,034	4,165	4,305	6.89%
KINGSTON	1136	1603	3,020	3.1%	1652	1745	1844	1899	1954	1996	2011	41.11%	3.50%	2,211	2,425	2,652	33.87%
LIBERTY	3790	9182	3,000	5.3%	9633	10513	11437	11983	12513	12933	13293	142.27%	9.25%	14,939	16,934	19,045	55.08%
MARLBORO	213	227	2,690	6.7%	227	229	230	230	231	231	231	6.57%	0.64%	236	241	247	3.96%
ORANGE	3789	12464	2,930	8.4%	13226	14534	16030	17017	17977	18742	19742	228.95%	12.65%	22,302	25,841	29,586	68.62%
OXFORD	901	854	2,870	7.2%	864	891	914	924	934	940	940	-5.22%	-0.53%	987	1,034	1,083	14.27%
PORTER	1345	1696	2,870	3.0%	1705	1734	1766	1784	1800	1812	1812	26.10%	2.35%	1,897	1,981	2,070	11.26%
RADNOR	1156	1335	2,750	4.3%	1345	1403	1448	1481	1533	1588	1655	15.48%	1.45%	1,516	1,588	1,665	12.71%
SCIOTO	1698	2122	2,740	4.7%	2154	2211	2277	2320	2360	2391	2391	24.97%	2.25%	2,566	2,741	2,926	19.13%
THOMPSON	582	558	2,760	8.2%	559	563	568	571	574	576	576	-4.12%	-0.42%	594	612	632	6.27%
TRENTON	1906	2137	2,920	3.0%	2143	2164	2190	2201	2212	2219	2219	12.12%	1.15%	2,291	2,363	2,439	6.43%
TROY	1652	2665	2,520	8.5%	2658	2662	2668	2666	2664	2660	2660	61.32%	4.90%	2,694	2,728	2,765	1.35%
<b>TOTAL UNINC</b>	<b>35,437</b>	<b>61,450</b>	<b>2,810</b>	<b>5.3%</b>	<b>64,154</b>	<b>69,833</b>	<b>75,747</b>	<b>79,174</b>	<b>82,503</b>	<b>85,133</b>	<b>87,411</b>	<b>73.41%</b>	<b>5.66%</b>	<b>97,785</b>	<b>110,366</b>	<b>123,683</b>	<b>52.42%</b>
<b>INCORPORATED AREAS</b>																	<b>26.48%</b>
DELAWARE	20030	25243	2,630	6.7%	25900	26609	27257	27876	28495	28970	29570	26.03%	2.34%	31,531	34,077	36,605	21.74%
GALENA	361	305	2,610	7.6%	305	308	312	313	313	313	313	-15.51%	-1.67%	320	327	334	4.81%
SUNBURY	2046	2630	2,550	3.9%	2692	2832	2998	3042	3085	3116	3116	28.54%	2.54%	3,310	3,503	3,694	22.95%
SHANNONHILL	423	419	2,320	9.0%	429	447	455	455	455	454	454	-0.93%	-0.09%	460	466	472	7.23%
POWELL	2154	6247	3,180	2.8%	6434	6751	7109	7417	7716	7952	8192	190.02%	11.24%	9,096	10,234	11,363	41.38%
ASHLEY	1059	1216	2,660	6.2%	1284	1361	1363	1364	1366	1368	1368	14.83%	1.39%	1,369	1,371	1,375	6.64%
OSTRANDER	431	405	2,680	5.1%	403	406	415	416	417	417	417	-6.03%	-0.62%	427	436	445	5.88%
DUBLIN	3811	4283	3,040	6.9%	4291	4326	4329	4355	4385	4414	4414	12.39%	1.17%	4,516	4,618	4,719	4.50%
WESTERVILLE	1177	5900	2,820	3.7%	6748	8255	8575	8954	9324	9672	9972	401.27%	17.49%	11,238	12,796	14,237	66.53%
COLUMBUS	0	1891	2,480	7.8%	2546	2882	3273	3863	4428	4903	4903			6,940	8,966	10,977	172.58%
<b>TOTAL INC.</b>	<b>31,492</b>	<b>48,539</b>	<b>2,697</b>	<b>5.0%</b>	<b>51,033</b>	<b>54,197</b>	<b>57,792</b>	<b>58,055</b>	<b>55,556</b>	<b>61,580</b>	<b>64,349</b>	<b>54.13%</b>	<b>4.42%</b>	<b>69,208</b>	<b>76,793</b>	<b>84,221</b>	<b>35.61%</b>
<b>T. INC&amp;UNINC</b>	<b>66,929</b>	<b>109,989</b>	<b>2,700</b>	<b>6.4%</b>	<b>115,186</b>	<b>124,030</b>	<b>128,539</b>	<b>137,229</b>	<b>138,059</b>	<b>146,713</b>	<b>148,759</b>	<b>64.34%</b>	<b>5.09%</b>	<b>166,993</b>	<b>187,159</b>	<b>207,903</b>	<b>44.98%</b>

THIS FIGURE CONSIDERS: 1) ANNEXATION  
2) SINGLE F. AND MULTI F. OR CONDOMINIUM BUILDING PERMITS  
3) VACANCY RATE  
4) 8 MONTHS CONSTRUCTION TIME AFTER GETTING BUILDING PERMIT

5) ANNUAL DEAD RATE (0.60758% (90-95), 0.55852% (96-2000))  
6) POPULATION INDEX AND HOUSING UNITS VACANCY RATE IS FROM CENSUS 2000

NOTE: POTENTIAL SHIFTS IN POPULATION BY UNCHARTED TRENDS MAY OCCUR.  
FOR EXAMPLE EXTENSION OF SEWERS, UNANTICIPATED HIGHER DENSITY REZONINGS, ETC.



## 2.2 Building Permits and Population Growth

The building permit numbers, more than the census, tell what is happening in Trenton Township. The Township had a high of 25 new building permits issued in 1996. Since then, the average number of building permits each year has been just under 13.

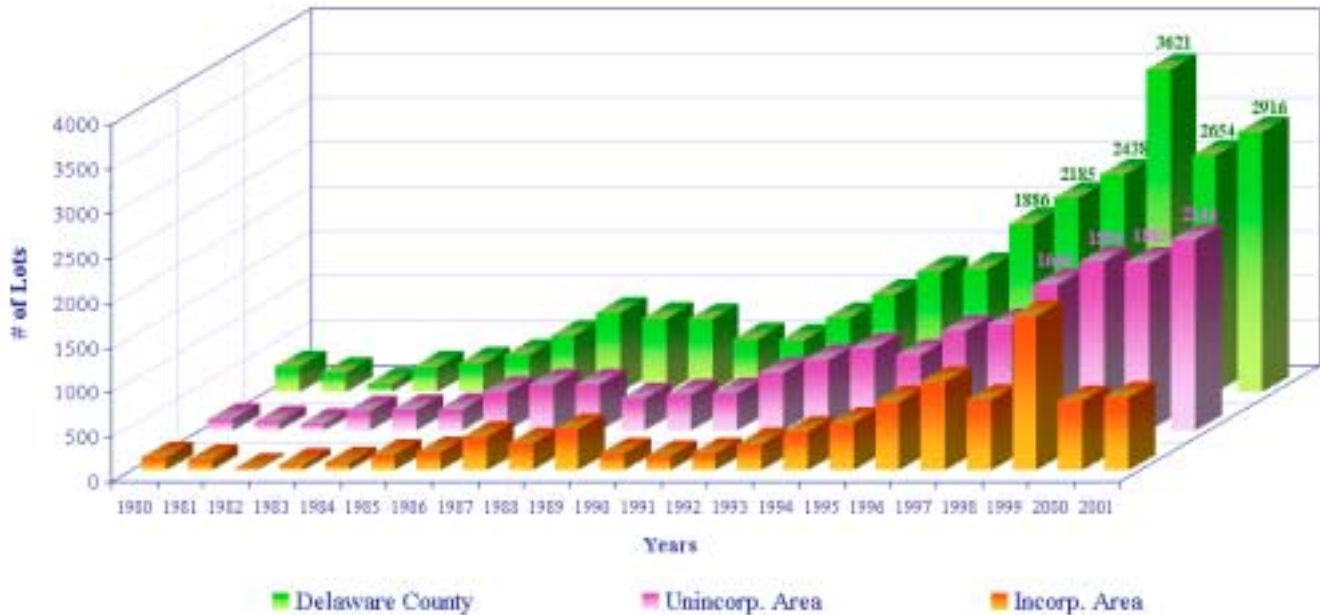
DELAWARE COUNTY REGIONAL PLANNING COMMISSION																										
NUMBER OF BUILDING PERMITS																										
1980 THROUGH 2001																										
YEAR	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	Total ('80-'01)			
<b>TOWNSHIPS</b>																										
BERKSHIRE	6	3	2	4	6	13	30	28	26	30	18	27	26	13	23	22	16	17	34	34	34	16	482			
BERLIN	0	11	4	9	11	19	19	34	32	17	13	22	26	35	39	65	66	54	99	117	128	192	1,899			
BROWN	3	2	2	9	5	3	5	19	15	13	6	7	9	12	14	13	17	9	19	8	17	10	395			
COSCORD	16	16	4	11	14	26	42	44	31	27	30	22	31	38	42	39	30	48	94	101	119	100	1,308			
DELAWARE	3	5	2	2	7	5	6	6	5	6	11	9	5	10	12	3	4	12	25	11	31	49	329			
GENOA	9	3	19	21	36	27	46	32	39	46	91	84	114	187	271	243	303	342	622	567	631	667	4,349			
HARLEM	13	8	8	19	19	16	32	32	38	19	18	17	32	37	27	23	30	30	23	27	18	18	497			
KINGSTON	6	3	2	7	9	11	6	14	15	7	14	12	22	32	28	19	18	19	24	37	39	37	364			
LIBERTY	20	18	9	19	33	37	40	39	59	37	78	91	164	158	202	164	202	231	282	322	278	198	2,785			
MARLBORO	0	0	0	0	0	1	0	1	0	0	0	0	1	0	0	1	0	1	0	1	1	10	18			
ORANGE	11	5	5	34	37	43	110	159	139	80	84	183	135	170	188	188	268	352	378	637	438	534	4,897			
OXFORD	0	1	2	3	4	1	2	4	3	4	8	8	4	7	7	3	6	6	4	9	18	11	189			
PORTER	10	5	7	6	4	6	14	11	17	17	10	21	28	12	25	13	13	16	17	11	12	9	375			
RADNOR	7	3	4	4	3	2	1	3	7	8	9	7	11	15	12	13	11	9	11	11	12	3	174			
SCOTO	16	9	8	12	14	21	17	39	23	11	22	15	17	28	26	33	26	20	27	37	21	9	459			
THOMPSON	1	0	1	2	1	1	6	4	2	7	1	3	3	0	2	0	3	4	4	4	2	11	42			
TRENTON	6	7	3	7	9	4	8	17	15	16	11	12	12	17	9	13	23	17	11	12	19	11	252			
TROY	0	6	1	11	4	6	5	19	13	7	15	5	9	13	18	9	17	13	12	6	7	14	217			
<b>TOTAL UNINCORP.</b>	<b>135</b>	<b>184</b>	<b>74</b>	<b>214</b>	<b>283</b>	<b>341</b>	<b>439</b>	<b>619</b>	<b>614</b>	<b>563</b>	<b>488</b>	<b>426</b>	<b>646</b>	<b>792</b>	<b>919</b>	<b>894</b>	<b>1,120</b>	<b>1,195</b>	<b>1,646</b>	<b>1,894</b>	<b>1,889</b>	<b>2,143</b>	<b>16,749</b>			
<b>INCORPORATED AREAS</b>																										
DELAWARE	132	184	4	31	46	103	86	169	139	122	89	76	87	111	149	109	163	208	155	798	318	368	4,825			
GALENA	0	0	0	0	0	0	1	1	0	1	0	0	0	0	0	0	2	0	2	2	1	0	10			
SUNBURY	2	0	0	1	8	13	5	4	8	4	3	3	11	19	14	17	40	30	33	19	47	73	347			
SHAWNEE HILLS															3	7	1	2	1	8	4	3	23			
POWELL	9	9	7	7	14	56	185	182	137	119	92	73	89	169	164	103	130	183	117	141	183	105	2,236			
ASHLEY												1	1	0	2	3	0	2	0	8	1	0	16			
OSTRANDER	2	0	0	0	2	2	6	2	2	0	1	0	0	1	8	9	7	1	0	1	0	0	36			
BERLIN																				4	9	1	14			
WESTERVILLE																					140	122	262			
COLUMBUS																69	121	246	184	774	146	97	1,551			
<b>TOTAL INC.</b>	<b>145</b>	<b>185</b>	<b>15</b>	<b>42</b>	<b>60</b>	<b>174</b>	<b>285</b>	<b>349</b>	<b>297</b>	<b>496</b>	<b>396</b>	<b>185</b>	<b>187</b>	<b>281</b>	<b>418</b>	<b>417</b>	<b>746</b>	<b>992</b>	<b>792</b>	<b>1,733</b>	<b>769</b>	<b>773</b>	<b>8,889</b>			
<b>T. INC&amp;UNINC.</b>	<b>280</b>	<b>367</b>	<b>89</b>	<b>256</b>	<b>343</b>	<b>415</b>	<b>635</b>	<b>868</b>	<b>811</b>	<b>918</b>	<b>794</b>	<b>579</b>	<b>833</b>	<b>1,073</b>	<b>1,349</b>	<b>1,363</b>	<b>1,916</b>	<b>2,195</b>	<b>2,438</b>	<b>2,615</b>	<b>2,654</b>	<b>2,916</b>	<b>16,274</b>			

NOTE: 1) IN THE CITY OF DELAWARE AND COLUMBUS, THOSE FIGURES ARE INCLUDING MULTI-FAMILY RESIDENTIAL BUILDING PERMITS.  
 2) FROM 1997, THOSE FIGURES ARE INCLUDING MULTI-FAMILY RESIDENTIAL BUILDING PERMITS BY TOWNSHIPS

Traditionally, homes in the township have been built one-at-a-time on individual acreage lots with septic systems. Such conditions do not lend themselves to large production builders.

# Building Permit Trends in Delaware County

## 1980 Through 2001



**DELAWARE COUNTY NEW BUILDING PERMIT ISSUES IN 2001  
(UNINCOR. AREAS)**

TOWNSHIP	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	SUB-TOTAL	VOID BP*	TOTAL
BERKSHIRE	0	0	1	1	4	2	4	1	3	0	1	0	17	-1	16
BERLIN	11	4	6	11	11	18	33	34	14	9	22	13	186	-4	182
BROWN	0	0	1	1	2	2	1	0	1	1	1	0	10	0	10
CONCORD	32	18	20	20	19	26	30	47	39	30	58	15	354	-4	350
DELAWARE	2	7	5	2	6	7	8	3	1	4	2	4	49	0	49
GENOA	28	48	27	63	79	93	63	54	55	62	37	71	672	-3	667
HARLEM	0	1	1	2	5	3	1	3	0	1	2	0	18	0	18
KINGSTON	2	5	1	3	4	4	3	3	3	4	3	2	37	0	37
LIBERTY	13	14	12	18	26	25	20	12	21	22	8	8	199	-1	198
MARLBORO	0	0	3	1	0	1	0	3	1	0	1	0	10	0	10
ORANGE	39	33	37	39	67	44	30	23	78	40	55	51	540	-4	536
OXFORD	1	0	2	1	2	3	2	0	0	0	0	0	11	0	11
PORTER	0	0	0	0	1	1	2	0	1	1	0	2	9	0	9
RADNOR	0	1	1	0	0	1	0	0	1	1	0	0	5	0	5
SCIOTO	0	0	0	0	1	1	4	0	1	1	1	0	9	0	9
THOMPSON	1	0	1	1	2	3	0	0	0	2	1	0	11	0	11
TRENTON	0	1	0	1	4	1	0	1	0	0	1	2	11	0	11
TROOP	1	0	2	0	3	3	1	1	0	1	0	2	14	0	14
<b>TOTAL</b>	<b>130</b>	<b>126</b>	<b>120</b>	<b>164</b>	<b>236</b>	<b>238</b>	<b>200</b>	<b>186</b>	<b>219</b>	<b>179</b>	<b>192</b>	<b>171</b>	<b>2162</b>	<b>-19</b>	<b>2143</b>
TOTAL IN 2000	97	124	178	121	271	201	124	174	178	165	114	138	1885		
TOTAL IN 1999	85	114	213	181	178	270	205	149	146	102	108	151	1894		
TOTAL IN 1998	71	98	132	185	126	153	169	188	121	161	106	136	1646		
TOTAL IN 1997	65	67	86	108	113	119	99	102	99	130	125	80	1193		
TOTAL IN 1996	60	68	78	102	107	72	120	109	96	109	91	97	1120		

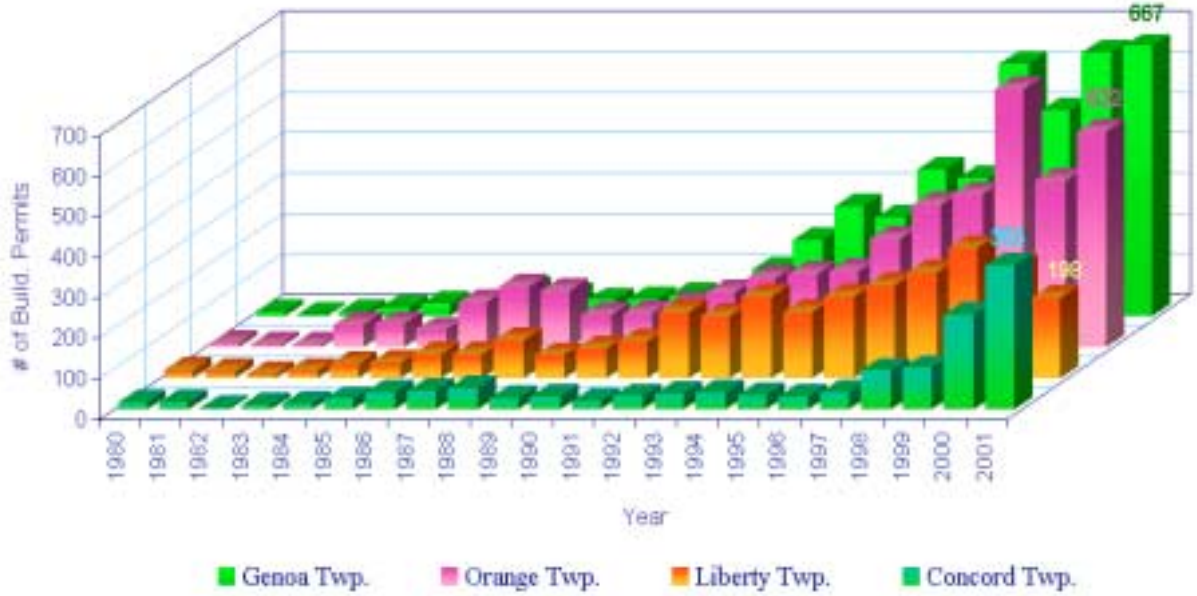
**MULTIFAMILY**

CONCORD includes 11 in January, 3 in March, 5 in June, 24 in September, 4 in October, and 14 in November  
 GENOA includes 26 in May, 45 in June, 2 in September, 8 in October, 3 in November, and 21 in December  
 LIBERTY includes 4 in October  
 OXFORD includes 10 in January, 24 in May, and 56 in September

\* Indicates that a Building Permit was issued for a parcel, cancelled and later re-issued as a new permit for the same parcel.

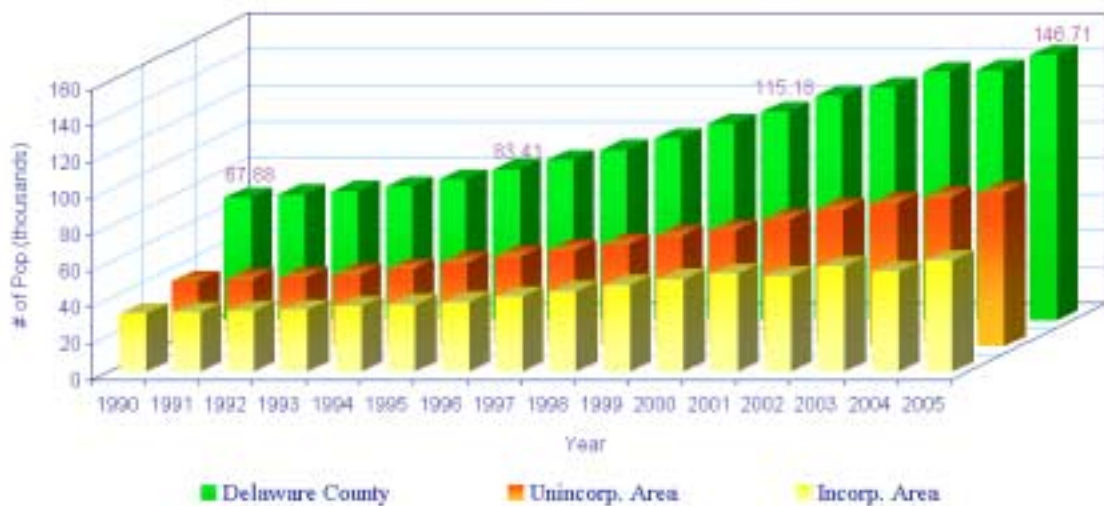
## Building Permit Trends in Southern Delaware County

1980 Through 2001



## Population Projection to 2005

(Housing Unit Method)



### **2.3 Trenton Township Growth Summary**

According to the U.S. Bureau of Census, Delaware County is the fastest growing county in Ohio by percentage of growth (64.3 % increase from 1990-2000) and the 15<sup>th</sup> fastest growing county in the USA. The highest growth areas were in Orange Township (229%), Genoa Township (178.7%) and Liberty Township (142.3%). Those three townships have county sewer service, which permits higher densities and spawns growth by production builders in large subdivisions. Meanwhile, Trenton Township, without sanitary sewer service, grew modestly by 231, from a population of 1,906 in 1990 to 2,137 in 2000, an increase of 12.1%.

## Chapter 3 Development and Change

**Development Indicators** One indicator of future growth is platting activity for new subdivisions, since this precedes building permits.

**Table 3.1** New Delaware County Subdivisions



From January 1993 to December 2001, 74 new subdivision lots were platted in Trenton Township. During the same time frame, 622 new home permits were issued. There is an advance supply of new lots being created to meet perceived demand. These new subdivision lots are in addition to road frontage lot splits and five-acre mini-farms.

**Table 3.2 Subdivisions in Delaware County 1/1/93-12/31/2001**

## Subdivision Proposals of Unincorporated Jurisdictions in Delaware County

**Building Permits Issued To Recorded Lots By Year  
(Lot Absorption Rate)**



**SUMMARY STATISTICS OF 2001 SUBDIVISION PROPOSALS**

*ACTIVE SUBDIVISION PROPOSALS APPROVED BY RPC*

TOWNSHIP	ACREAGE	*# OF LOTS	SINGLE-F. # OF LOTS	MULTI-F. # OF H-UNITS	**NON-RESL. # OF LOTS
BERKSHIRE	172.05	33	33	0	1
BERLIN	232.08	198	198	0	0
BROWN	0.00	0	0	0	0
CONCORD	330.49	649	649	0	0
DELAWARE	121.97	72	72	0	0
GENOA	904.29	1,362	1,362	66	0
HARLEM	52.17	15	15	0	0
KINGSTON	0.00	0	0	0	0
LIBERTY	1,103.14	1,093	1,061	144	31
MARLBORO	0.00	0	0	0	0
ORANGE	426.25	684	683	0	1
OXFORD	36.57	9	9	0	0
PORTER	0.00	0	0	0	0
RADNOR	0.00	0	0	0	0
SCIOTO	39.28	17	17	0	0
THOMPSON	0.00	0	0	0	0
TRENTON	71.75	11	11	0	0
TROY	105.08	34	34	0	0
<b>TOTAL</b>	<b>3,575.12</b>	<b>4,177</b>	<b>4,143</b>	<b>210</b>	<b>33</b>

NOTE\* NUMBER OF LOTS INCLUDING TOTAL SUBDIVIDED LOTS IN 2001

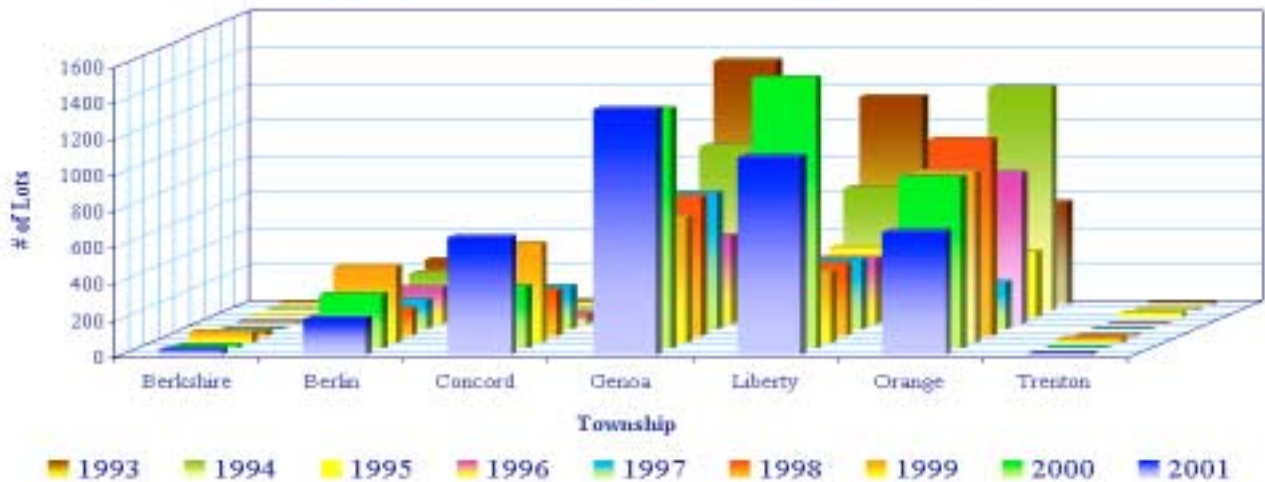
NOTE\*\* NUMBER OF SUBDIVIDED LOTS FOR COMMERCIAL OR INDUSTRIAL USE

**Table 3.2 Status of Subdivision Lots**

Subdivision lots follow a process of sketch plan, preliminary, final approval and then recording. Developers often pause in the platting process, waiting for a buyer. The DCRPC tracks the progress of subdivisions.

## Subdivision Proposals of Unincorporated Jurisdictions in Delaware County

**# of Approved Lots By Township and by Year**



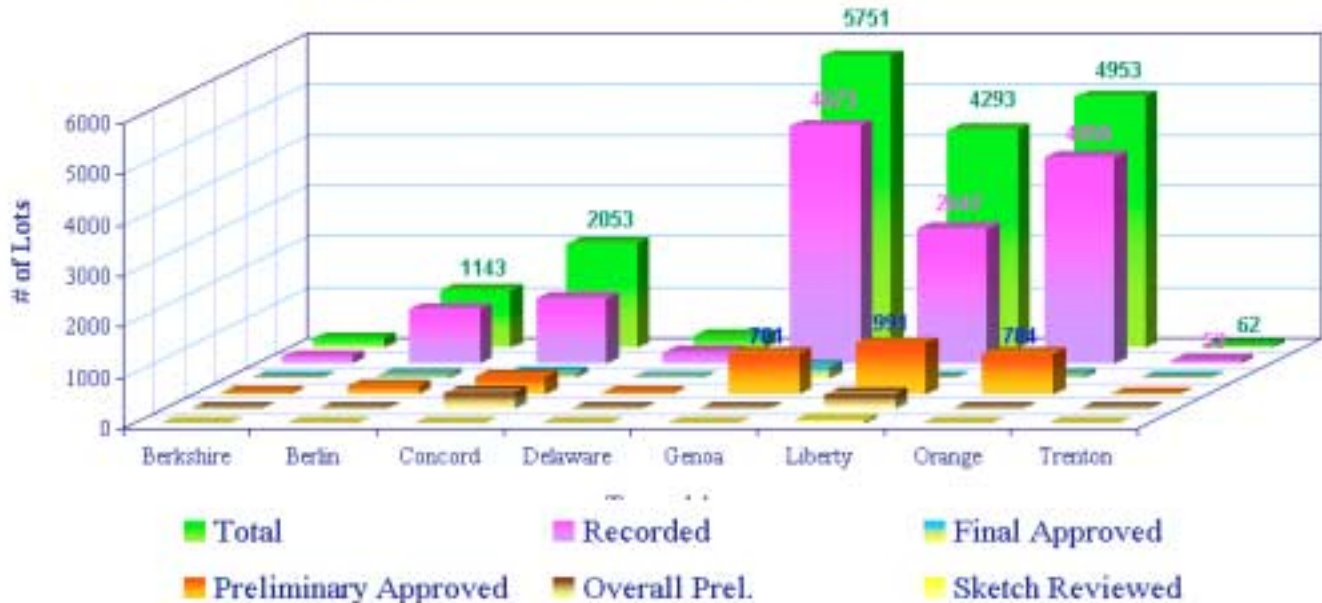
**SUMMARY STATISTICS OF SUBDIVISION DATA BASE FROM 1/1/87 TO 12/31/01**

TOWNSHIP	TOTAL # OF LOTS APPROVED BY RPC									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	
BERKSHIRE	9	6	10	3	0	24	55	19	33	
BERLIN	244	206	107	198	162	145	420	302	198	
BROWN	6	0	0	8	0	2	4	10	0	
CONCORD	15	11	19	52	241	254	548	346	649	
DELAWARE	24	4	19	5	209	83	59	39	72	
GENOA	1,346	912	425	483	753	771	690	1,326	1,362	
HARLEM	11	11	26	9	4	3	31	0	15	
KINGSTON	10	7	0	8	8	12	16	9	0	
LIBERTY	1,149	679	386	358	386	398	391	1,497	1,097	
MARLBORO	0	0	0	0	0	0	0	5	0	
ORANGE	562	1,232	364	834	263	1,085	943	949	684	
OXFORD	0	0	0	0	0	0	0	9	9	
PORTER	4	2	2	2	3	0	2	0	0	
RADNOR	8	0	0	0	0	0	5	3	0	
SCIOTO	2	11	7	11	4	0	28	38	17	
THOMPSON	0	0	0	3	0	0	21	0	0	
TRENTON	7	9	23	0	0	0	19	5	11	
TROY	8	3	0	11	0	4	4	13	34	
<b>TOTAL</b>	<b>3,405</b>	<b>3,093</b>	<b>1,388</b>	<b>1,985</b>	<b>2,033</b>	<b>2,781</b>	<b>3,236</b>	<b>4,570</b>	<b>4,181</b>	

\* TOTAL # OF LOTS INCLUDE S-F. & M-F. SUBDIV. AND OTHER USE SUBDIVISION PROPOSALS

# Subdivision Proposals of Unincorporated Jurisdictions in Delaware County

## # of Approved S-F Lots By Status (1/87 - 12/01)



**SUMMARY STATISTICS OF SUBDIVISION DATA BASE FROM 1/1/87 TO 12/31/01**

TOWNSHIP	ACREAGE	NUMBER OF S-F LOTS							M_H_UNIT	BLDGPER	EXPIRED LOTS
		TOTAL*	RECORDED	FINAL APP'D	PREL APP'D	OVERALL PREL	TABLED	SKETCH REVIEW			
BERKSHIRE	545.47	193	140	3	19	0	0	8	0	115	26
BERLIN	1,165.19	1,143	1,068	75	143	0	0	0	0	662	30
BROWN	196.63	77	26	0	0	0	0	0	0	22	51
CONCORD	1,830.18	2,053	1,276	99	343	325	2	4	95	909	91
DELAWARE	278.51	254	210	22	16	0	0	6	48	123	30
GENOA	3,875.90	5,751	4,673	244	781	0	0	6	126	3,473	95
HARLEM	367.23	134	95	0	15	0	0	0	0	66	24
KINGSTON	268.76	83	76	0	0	0	0	0	0	52	7
LIBERTY	4,550.99	4,293	2,647	7	991	296	4	65	1,223	2,134	528
MARLBORO	32.16	7	2	0	5	0	0	0	0	1	0
ORANGE	2,871.95	4,953	4,055	77	784	0	9	16	1,335	3,088	68
OXFORD	36.57	9	9	0	0	0	0	0	0	0	0
PORTER	250.19	19	19	0	0	0	0	0	0	14	0
RADNOR	153.82	32	24	0	0	0	0	0	0	17	10
SCIOTO	238.83	72	44	0	17	0	0	0	0	28	13
THOMPSON	51.99	24	24	0	0	0	0	0	0	5	0
TRENTON	319.26	62	53	0	0	0	0	7	0	32	4
TROY	249.07	96	55	0	0	0	0	31	0	47	0
<b>TOTAL</b>	<b>17,282.71</b>	<b>19,255</b>	<b>14,496</b>	<b>527</b>	<b>3,114</b>	<b>621</b>	<b>15</b>	<b>143</b>	<b>2,827</b>	<b>10,688</b>	<b>977</b>

NOTE 1: BR (RATIO) = # OF BUILDING PERMITS / # OF RECORDED LOTS = 75.62%

NOTE 2: TOTAL\* DOES NOT INCLUDE THE EXPIRED SUBDIVISION PROPOSALS

NOTE 3: M\_H\_UNIT INCLUDES THE EXPIRED SUBDIVISION PROPOSALS

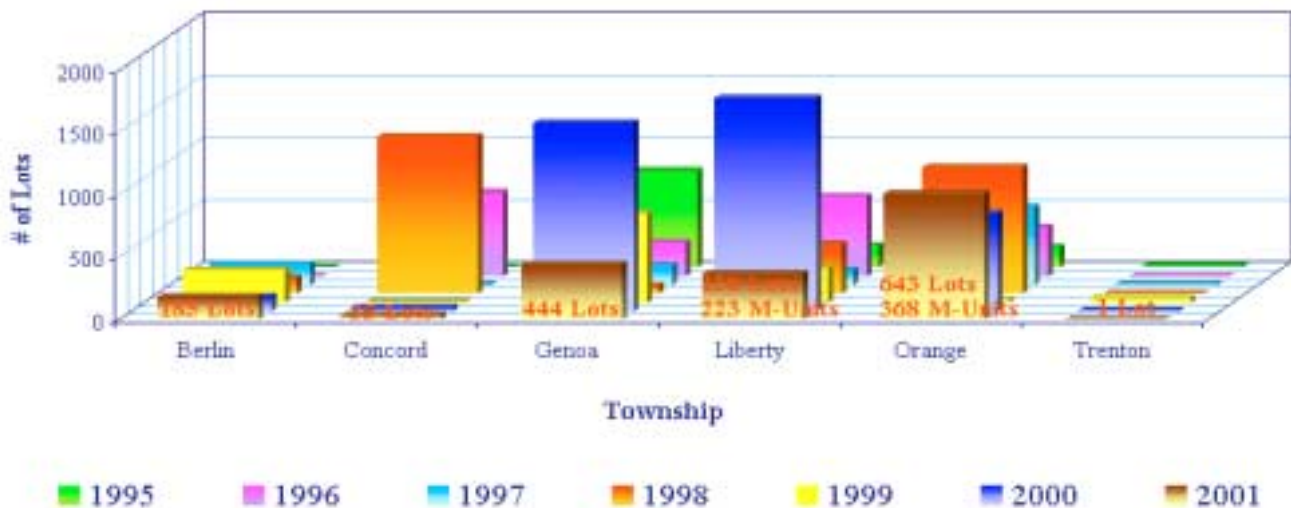


The Ohio Revised Code permits a division of a parcel of land along a public street not involving the opening, widening or extension of any street or road, and involving no more than five lots after the original tract has been completely subdivided. These subdivisions are known as “Lot Splits.” An application for a lot split is approved by the RPC without a plat. The “No-Plat” subdivision procedure can be used for lots 5 acres or less. The table below represents lot splits from 1999-2001. The “Vacant Lots” column notes lots that were created as vacant when the split occurred.

<b>TOWNSHIP</b>	<b>TOTAL LOTS</b>	<b>TOTAL ACREAGE</b>	<b>VACANT LOTS</b>	<b>VACANT ACREAGE</b>
<b>Berkshire</b>	31	65.48	24	44.47
<b>Berlin</b>	30	67.58	27	59.09
<b>Concord</b>	45	96.65	31	63.43
<b>Delaware</b>	13	22.99	8	13.69
<b>Genoa</b>	49	103.39	36	77.47
<b>Harlem</b>	29	50.18	18	28.46
<b>Kingston</b>	102	197.35	86	166.51
<b>Liberty</b>	58	112.20	33	81.59
<b>Marlboro</b>	17	48.12	16	35.20
<b>Orange</b>	25	47.95	15	37.59
<b>Oxford</b>	53	122.32	48	102.03
<b>Porter</b>	4	12.24	3	9.38
<b>Radnor</b>	11	29.58	9	23.57
<b>Scioto</b>	56	111.17	45	85.49
<b>Thompson</b>	11	18.73	6	9.27
<b>Trenton</b>	18	41.26	11	24.71
<b>Troy</b>	45	102.70	41	92.21
<b>TOTAL</b>	<b>615</b>	<b>1,294.48</b>	<b>472</b>	<b>990.48</b>

# Rezoning Proposals of Unincorporated Jurisdictions in Delaware County

## Total # of Lots by Township and By Year



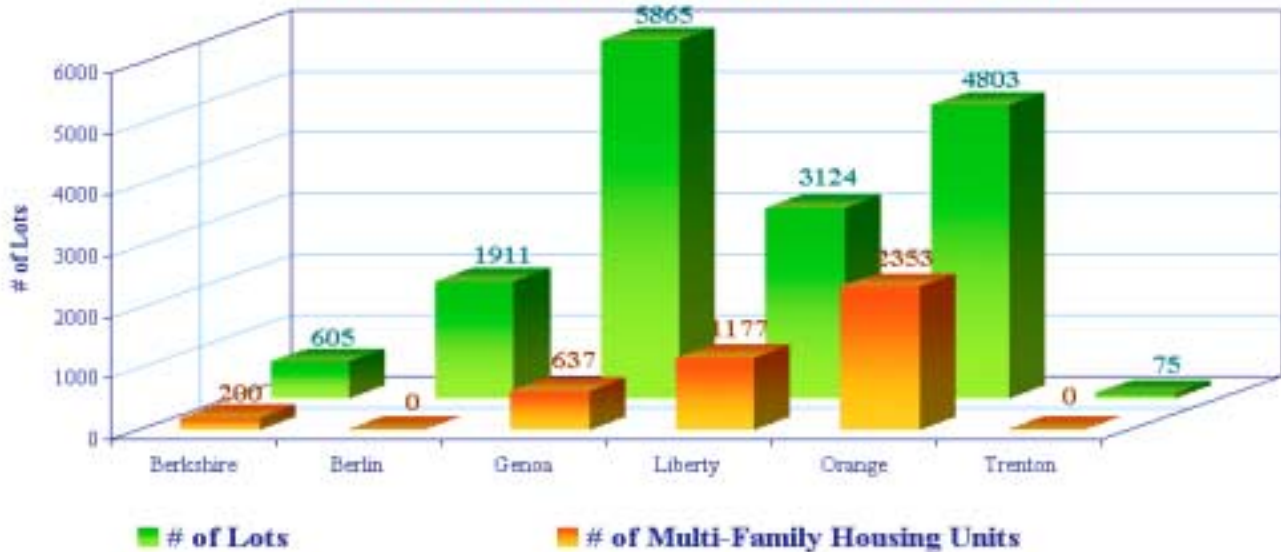
### SUMMARY STATISTICS OF REZONING DATA BASE FROM 1/1/89 TO 12/31/01

#### ACTIVE REZONING PROPOSALS REVIEWED BY RPC

TOWNSHIP	TOTAL		RESIDENTIAL		NON-RESIDENTIAL	
	ACREAGE	ACREAGE	# OF LOTS	# OF M-F HU	ACREAGE	# SQ. FT
BERKSHIRE	1,587.35	882.32	639	373	705.03	272,235
BERLIN	1,284.64	1,141.70	2,032	0	142.94	464,840
BROWN	42.91	0.00	0	0	42.91	4,644
CONCORD	1,402.42	1,192.54	1,762	164	209.88	53,290
DELAWARE	218.54	216.38	297	0	2.16	8,663
GENOA	3,084.96	3,003.15	6,759	457	81.81	465,781
HARLEM	483.07	314.10	119	0	168.94	900
KINGSTON	899.79	886.47	862	0	13.32	0
LIBERTY	3,272.51	2,498.97	3,200	1,737	773.54	2,820,394
MARLBORO	2.10	3,195.69	0	0	2.10	4,280
ORANGE	3,777.92	0.00	5,252	2,455	582.22	5,006,745
OXFORD	1.02	0.00	0	0	1.02	1,920
PORTER	4.50	4.50	2	0	0.00	0
RADNOR	14.42	0.00	0	0	14.42	1,350
SCIOTO	595.62	1.50	1	0	594.12	0
THOMPSON	0.00	0.00	0	0	0.00	0
TRENTON	352.36	343.08	111	0	9.27	23,600
TROY	40.09	0.00	0	0	40.09	19,250
<b>TOTAL</b>	<b>17,064.22</b>	<b>13,680.40</b>	<b>21,036</b>	<b>5,186</b>	<b>3,383.77</b>	<b>9,147,892</b>

# Rezoning Proposals of Unincorporated Jurisdictions in Delaware County

**Total # of Lots by Type(1/89 - 12/01)**  
 (Including Approved, Pending and Withdrawn Proposals)



**SUMMARY STATISTICS OF REZONING DATA BASE FROM 1/1/89 TO 12/31/01**

*ACTIVE REZONING PROPOSALS REVIEWED BY RPC*

TOWNSHIP	TOTAL		APPROVED		PENDING		*T. OR W.	
	# LOTS	# M-F. HU	# LOTS	# M-F. HU	# LOTS	# M-F. HU	# LOTS	# M-F. HU
BERKSHIRE	605	200	604	200	1	0	0	0
BERLIN	1911	0	958	0	0	0	953	0
BROWN	0	0	0	0	0	0	0	0
CONCORD	1763	167	1763	167	0	0	0	0
DELAWARE	297	0	297	0	0	0	0	0
GENOA	5865	637	5424	637	441	0	0	0
HARLEM	99	0	97	0	0	0	2	0
KINGSTON	862	0	0	0	862	0	0	0
LIBERTY	3124	1177	3124	1177	0	0	0	0
MARLBORO	0	0	0	0	0	0	0	0
ORANGE	4803	2353	4803	2353	0	0	0	0
OXFORD	0	0	0	0	0	0	0	0
PORTER	2	0	2	0	0	0	0	0
RADNOR	0	0	0	0	0	0	0	0
SCIOTO	1	0	0	0	1	0	0	0
THOMPSON	0	0	0	0	0	0	0	0
TRENTON	75	0	75	0	0	0	0	0
TROY	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>19407</b>	<b>4534</b>	<b>17147</b>	<b>4534</b>	<b>1305</b>	<b>0</b>	<b>955</b>	<b>0</b>

NOTE: \*T. OR W. MEANS TABLED OR WITHDRAWN REZONING PROPOSALS

# Rezoning & Subdivision Proposals of Unincorporated Jurisdictions in Delaware County

## Number of Available S-F Lots & M-F Units by Status



Note: 1. 'Subdividing' Lots includes Final Approved, Prel. Approved, Sketch Reviewed or Expired Lots.  
2. 'Zoning Lots includes Approved or Pending Lots.

### SUMMARY STATISTICS OF REZONING AND SUBDIVISION

ACTIVE PROPOSALS APPROVED BY RPC AND TOWNSHIPS

TOTAL NUMBER OF AVAILABLE LOTS AND HOUSING UNITS FOR NEW BUILDING PERMITS

TOWNSHIP	NUMBER OF AVAILABLE SUBDIVISION S-F LOTS									**M-F UNIT		NUMBER OF ZONING LOTS				
	TOTAL	SUBTOTAL	UNBUILT	FINAL	PREL.	OVERALL	TABLED	SKETCH	APPROVED	EXPIRED	APPROVED BY ZONING		PENDING IN TWP.			
			RECORDED	APPD.	APPD.	PREL.	REVIEW	BY SUBDIV.			S-F LOTS	S-F LOTS	M-F UNITS	S-F LOTS	M-F UNITS	
BERKSHIRE	775	58	28	3	19	0	0	0	0	0	26	492	200	0	1	0
BERLIN	645	615	397	75	143	0	0	0	0	0	30	0	0	0	0	0
BROWN	56	5	5	0	0	0	0	0	0	0	51	0	0	0	0	0
CONCORD	1350	1214	441	99	343	325	2	4	44	91	1	0	0	0	0	0
DELAWARE	208	130	86	22	16	0	0	6	48	30	0	0	0	0	0	0
GENOA	2532	2167	1136	244	781	0	0	6	21	65	18	46	165	0	0	0
HARLEM	80	44	29	0	15	0	0	0	0	24	12	0	0	0	0	0
KINGSTON	889	20	20	0	0	0	0	0	0	7	0	0	862	0	0	0
LIBERTY	3734	1864	501	7	991	296	4	65	1223	528	86	0	0	0	33	0
MARLBORO	6	6	1	0	5	0	0	0	0	0	0	0	0	0	0	0
ORANGE	4168	1766	880	77	794	0	9	16	1239	68	447	648	0	0	0	0
OXFORD	9	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0
PORTER	5	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0
RADNOR	17	7	7	0	0	0	0	0	0	10	0	0	0	0	0	0
SCIOTO	48	34	17	0	17	0	0	0	0	13	0	0	0	1	0	0
THOMPSON	19	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0
TRENTON	59	26	21	0	0	0	0	7	0	4	27	0	0	0	0	0
TROY	39	39	8	0	0	0	0	31	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>14629</b>	<b>8028</b>	<b>3600</b>	<b>527</b>	<b>3114</b>	<b>621</b>	<b>15</b>	<b>143</b>	<b>2575</b>	<b>977</b>	<b>1083</b>	<b>894</b>	<b>1049</b>	<b>33</b>	<b>0</b>	<b>0</b>

NOTE: TOTAL NUMBER OF AVAILABLE S-F LOTS AND M-F UNITS

NOTE: TOTAL LOTS APPROVED BY ZONING, BUT NOT SUBDIVIDED YET (NON-PLATTED LOTS)

NOTE: FIGURES ONLY COUNT THE HU HASNT GOT BUILDING PERMIT

NOTE: UNBUILT MEANS LOTS HASNT GOT BUILDING PERMITS

NOTE: SUBDIVISION PROPOSALS DATA FROM 1/87 TO 12/01

NOTE: REZONING PROPOSALS DATA FROM 1/89 TO 12/01

Trenton Township has experienced modest growth in the last 10 years. Trenton’s increase pales in comparison to the townships in southern Delaware County due to a lack of sanitary sewer. Trenton Township’s residential growth could potentially increase substantially as a result of Land Application System technology (centralized sanitary sewers provided on site pursuant to OEPA approval). At the time of this writing, a large residential and golf course community (North Star) of 866 acres is proposed In Kingston and Berkshire Townships. North Star proposes to introduce suburban lot sizes of 9,000 square feet, with 862 house lots laid out around a golf course and open space that doubles as irrigation areas for land application of treated effluent from an on-site wastewater treatment plant.

There are some observed trends that merit concern for the townships in Delaware County. Significant zoning and subdivision activity has led to a buildup of supply in subdivision lots available for development. As of April 12, 2002, there were 14,639 single family lots or multi-family units in the development approval process. This means that all 14,639 lots had received at least zoning approval or had begun the subdivision process. These housing units represent more than an eight (8.35) year supply, using the average number of new housing permits in the townships for the previous 5 years (1,752 per year). A three (3) year supply is considered normal. Despite this significant increase in platting and zoning, subdivision activity has remained strong. DCRPC reviewed 4,181 new lots in 2001.

**Table 3.5**

**Total Number of Available Lots and Multi-Family Units in Delaware County Townships, 4/2002**

All Delaware County Townships Combined

• Multi family zoning pending	33
• Single family zoning pending	**1,049
• Multi family zoning approved, not platted	894
• Single family zoning approved, not platted	1,083
• Multi family with subdivision approval	2,575
• Expired subdivisions (can be restored)	977
• Sketch plan reviewed	143
• Tabled	15
• Overall preliminary subdivisions approved	621
• Preliminary approved subdivisions	3,114
• Final subdivision approved (not recorded)	527
• <u>Unbuilt, recorded lots</u>	<u>3,608</u>

**Totals** **14,639\***

\* Totals are not the sum of all categories, since there can be zonings that are also an expired subdivision.

\*\* Includes 862 in Kingston North Star proposal.

### **3.3 Effects of Growth- Community Perception**

The Building Industry Association of Columbus and Franklin County conducted a Delaware County survey in June 1998 to gauge sentiments about the effects of growth. Four hundred likely voters were canvassed for 18 minutes apiece about various growth concerns. The data was county-wide.

- Development/Loss of farmland, Growth Planning, and Traffic were #2, #4, and #6 concerns.
- 40.8% said we are doing a poor job of managing growth and development.
- 55.8% said we are doing a poor job to reduce traffic congestion
- Amenities/access were cited (20.2%) as positive aspects of growth.
- 53.9% said they want growth to continue, but the pace is too fast.
- 49.4% said government should encourage planned growth.
- #1 and #2 priorities on managing growth were keeping up with school construction and protecting the environment and open spaces.

A second detailed survey was performed in Delaware County in 1998 relative to the environmental health of the county. The Protocol for Assessing Community Excellence in Environmental Health (PACE-EH) survey asked questions in person and by mail relating to the community's perception of its environmental health. Trained volunteers surveyed 500 students in five local high schools and 200 county fair attendees. In addition, the survey questions were mailed to 40,000 households. The top five PACE environmental concerns were:

1. Need for more parks, green space, wildlife habitats (733 responses)
2. County development, zoning, annexation out of control (721)
3. Surface water pollution from sewage systems (686)
4. Surface water pollution from factories, agriculture (685)
5. Environmental Education (660)

In Southern Delaware County, there is an opinion that growth has many negative attributes:

- too much traffic,
- unplanned neighborhoods,
- lack of environmental and open space protection,
- inadequate new school construction, and too rapid pace of growth.

Trenton Township has not experienced the rapid pace of growth that is seen in Genoa, Orange, and Liberty Townships. More growth is likely in the near future. The comprehensive plan needs to address how this growth can best be managed.

## CHAPTER 4

### Issues and Opportunities

The Comprehensive Planning process is a forum for the development issues (forces) pushing and pulling at the township. The issues were categorized as strengths, opportunities, weaknesses, or threats. The township's response to these issues is a future vision, or strategic plan of action for the township's development.

#### **4.1 Citizen Participation in the Decision Making Process**

##### **A. Need for Citizen Participation**

The Comprehensive Plan typically looks 5-10 years into the future, with the understanding that unforeseen circumstances may change the vision.

The planning process demands broad representation of the populace to ascertain current issues, and to set goals for the future. Each community may take a slightly different approach to involving the public, but a citizen participation element is the backbone of the process; it provides legitimacy to the resulting plan.

In general, the citizen participation should be:

- Representative of the population and land ownership of the township
- More broad based than just elected and appointed officials
- Long term and open to continuing debate
- Influential in the recommendations made to appointed and elected officials

##### **B. Open Invitation to the Process**

The Trenton Township Zoning Commission took steps to open the discussion to the community by placing notices along major thoroughfares in the township.

1. A story in the local newspaper outlined the planning process and invited all to attend.
2. Posted legal advertisements for the public meetings to discuss the plan.
3. Requested a core group of citizens to join a Comprehensive Plan Steering Committee, which would work on the plan update and forward the final draft to the Zoning Commission for consideration. A Steering Committee was organized. This core group agreed to meet on a monthly basis until the update of the plan was completed.

**C. Commencement of the Planning Process**

A group of approximately 36 Trenton Township residents and landowners attended the initial meeting of August 19, 2002, at which time they discussed the following items:

1. Why do we need a Comprehensive Plan for future land use?
2. What do we like about Trenton Township?
3. What do we dislike about Trenton Township?
4. What do we want the township to look like when it is ultimately developed?
5. What is our Vision for the development of the township for the next 5-10 years?

**4.2 Citizens' Likes and Dislikes Regarding Current Development of Trenton Township**

The group of residents was asked what they liked about Trenton Township's development and what they disliked. This simple question is asked because the responses can be reformulated into issues, which can then be categorized as Strengths, Opportunities, Weaknesses and Threats to the future development of the township (S.W.O.T.s).

Likes- 2002	Dislikes-2002
Trash day	Growth
Cemetery maintenance	Absentee landowners
Road maintenance	Traffic
Township Hall availability	Change
Golf courses rather than more houses	(Potential) dense population
Woods	Predatory developers
Scenery - environment	Imminent domain
Farming, agriculture	Corporate farming
Rural atmosphere	Zoning code breakers
Diversity of land use	Commercial signage
Potential for a community park	Zoning not (always) enforced
Landmarks (environmental)	Well depletion (golf course water use)
Quietness	Cell phone towers
Low density	Westerville bikers
Small town feel	Different trash days
Wildlife	Too many trucks
Open space	Security - less secure, more crime
New development is generally limited to Condit area	Water - poor drainage
Few stop signs	Light pollution
Relatively crime free	Large development and potential for strip malls
Zoning control	Annexation
Fresh air	Lack of noise ordinances
Privacy	Trashy areas and abandoned cars
No income tax	



**4.3 Issues and Opportunities**

During a second meeting on September 23, 2002, the members of the steering committee and other concerned citizens (a total of about 20 individuals) used stickers to vote for the three items in each list that they felt the most strongly toward. The following list shows the items that received votes from those present.

<b>LIKES</b>	<b>VOTES</b>	<b>DISLIKES</b>	<b>VOTES</b>
1. Rural atmosphere	10	1. Annexation	12
2. Low density	9	2. Predatory developers	12
3. Open space	8	3. Traffic	10
4. Cemetery upkeep	5	4. Corporate farming	4
5. Farming, agriculture	4	5. Dense population (potential)	3
6. Scenery, environment	3	6. Eminent domain	2
7. Privacy	2	7. Zoning not always enforced	1
No income tax	2	8. Water depletion caused by golf course irrigation	1
8. Wildlife	1		
Road maintenance	1		
Zoning control	1		

**4.4 Vision Statement for Future Development**

The large group of October 14, 2002 created a vision for the community development pattern, or vision statement:

**Vision Statement**

*We would like Trenton Township to continue ultimately to be a rural community,  
with overall low density and generous open space;  
with a balance of commercial, residential, agricultural and recreational uses,  
with a variety of housing options and community safety;  
maintaining the character of narrow roads and providing reasonable services.*

The mission of the Trenton Township steering committee is to analyze the factors that influence future development patterns, consider the strengths, weaknesses, opportunities and threats to attaining the vision, and select a plan that assures the desired result.

## Chapter 5

### Existing Land Use

#### 5.1 Land Use Maps

DCRPC staff has prepared four different land use maps. Each tells a story of how land is being used.

**I. Existing Land Use Map** The existing land use map (*see Trenton Township Existing Land Use map*) displays single family residential, commercial, agricultural and open space, industrial by color. The land use is determined by the Auditor's tax codes. This acreage is displayed in Table 5.1.

**Table 5.1 Trenton Township Land Use by Acreage, 1990 and 2001**

	<b>1990</b> <small>(Satellite imagery)</small>	<b>% Land</b>	<b>2002*</b> <small>(Auditor's tax data)</small>	<b>% Land</b>
<b>Residential (SF +MF) **</b>	<b>1,131.51</b>	<b>6.64</b>	<b>2,626.02</b>	<b>15.43</b>
Single Family	1,131.51		2,626.02	
Multi family	0		0	
<b>Commercial</b>	<b>6.90</b>	<b>.04</b>	<b>164.76</b>	<b>.96</b>
<b>Institutions</b>	<b>6.53</b>	<b>.03</b>	<b>157.31</b>	<b>.92</b>
<b>Industrial</b>	<b>25.72</b>	<b>.15</b>	<b>28.22</b>	<b>.16</b>
<b>Agriculture</b>	<b>11,804.65</b>	<b>69.35</b>	<b>12,206.19</b>	<b>71.71</b>
<b>Water***</b>	<b>394.38</b>	<b>2.32</b>	<b>216.55</b>	<b>1.27</b>
<b>Roads and Utilities****</b>	<b>567.33</b>	<b>3.33</b>	<b>360.99</b>	<b>2.12</b>
<b>Parks/open space</b>	<b>3,052.53</b>	<b>17.93</b>	<b>1,229.62</b>	<b>7.22</b>
Recreation	29.53			
Wetlands	37.98			
Undeveloped, forest and shrub	2,979.14			
Undeveloped, quarries and pits	3.16	0	601.143	3.79
Undeveloped, junkyards	2.71	.46	5.463	.03
<b>Land annexed to Sunbury</b>	<b>32.73</b>		<b>32.74</b>	
<b>Acreage in Township</b>	<b>17,022.28</b>	<b>100.00%</b>	<b>17,022.40</b>	<b>100.00%</b>

*Due to rounding, some figures may not add exactly to 100%.*

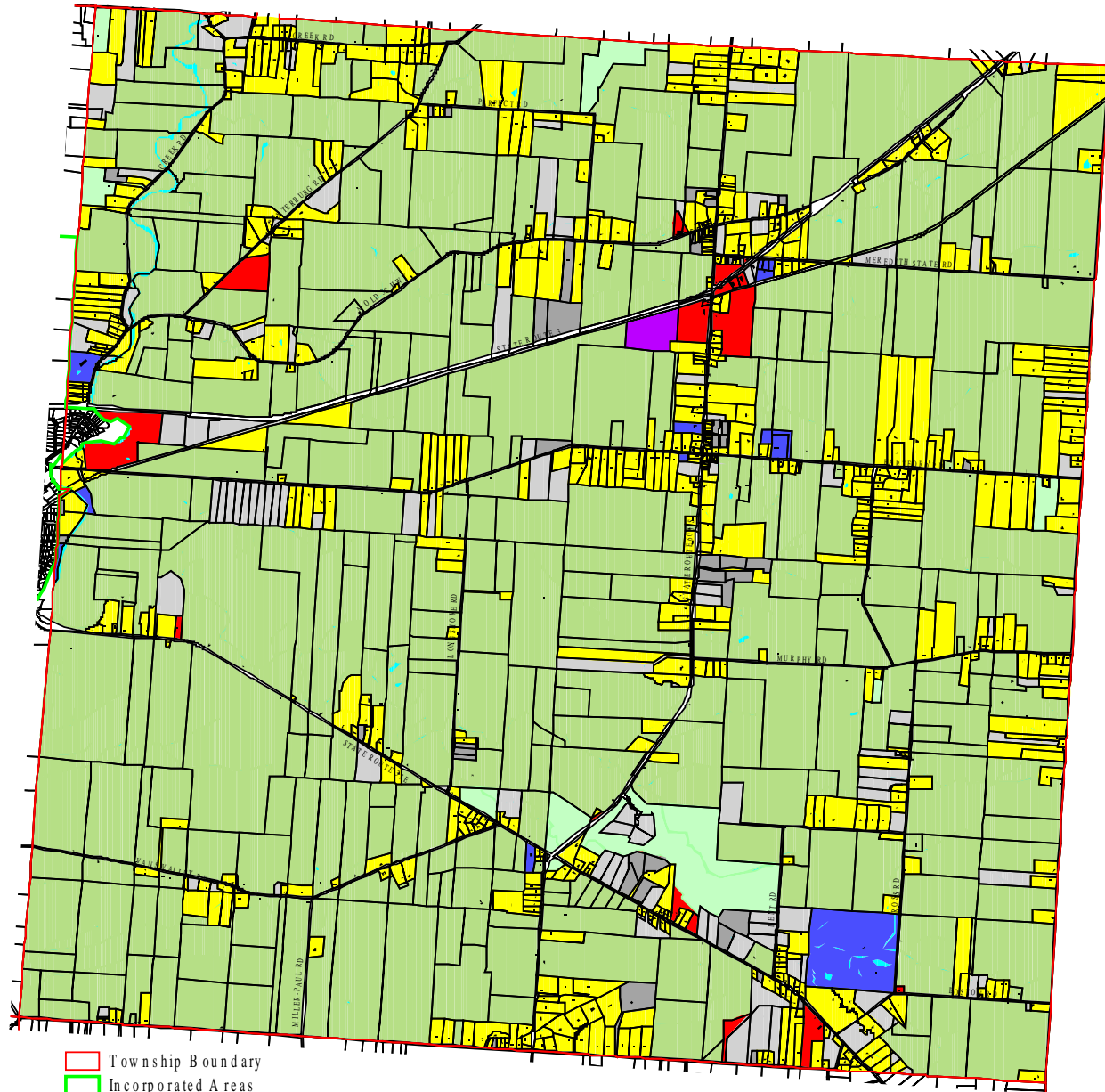
\* The 2001 DALIS Geographic Information System acreage vector data.

\*\* 2001 residential acreage calculated using DALIS data for entire parcel.

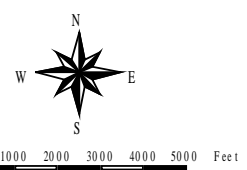
\*\*\* Area created as follows: Lakes, ponds and rivers polygons calculated by GIS. Streams (including seasonal swales on the USGS maps) were given a width of 20 feet and multiplied by the number of lineal feet.

\*\*\*\* Right-of-way for roads and utilities.

# Existing Land Use 10/2002, Trenton Township, Delaware County, Ohio



- Township Boundary
- Incorporated Areas
- Railroad
- Property Lines
- Road Right of Way
- Building Structure
- Existing land Use 10/2002
- Single Family Residential
- Multi Family Residential
- Commercial
- Industrial
- Institutional Use
- Agricultural
- Lakes/Ponds/Rivers
- Residential Vacant Land
- Other Uses Vacant Land
- Open Space/Remaining Land
- Road Right of Way



Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
<http://www.dcrpc.org>  
 Parcels Information provided by Delaware County Auditor's Office DALIS Project (740-833-2070)  
 (10/11/2002)

**II. Windshield survey:** DRCPC staff recorded land uses on 1997 aerial photos with current lot lines. Structural uses are noted, making this more accurate than the existing land use acreage map (see Table 5.2).

**Table 5.2 Existing Land Use by Windshield Survey, DCRPC staff 10/2001**

<b>Existing Land Use (unit count) in Trenton Township</b>												
<b>November, 2001</b>												
<b>Section</b>	<b>Single-Family</b>	<b>Two-Family</b>	<b>Multi-Family</b>		<b>MH</b>	<b>Housing Conditions*</b>					<b>Commercial**</b>	<b>Institutional</b>
	Units	Units	Units	Res.		1	2	3	4	5		
<b>Totals</b>	733	0	1	0	8	656	63	17	3	1	26	9

**\*\*Commercial count includes three public utility towers (3 cellular Towers).**

**Source- Field Survey completed, checked and compiled by DCRPC.**

**\*Housing Conditions**

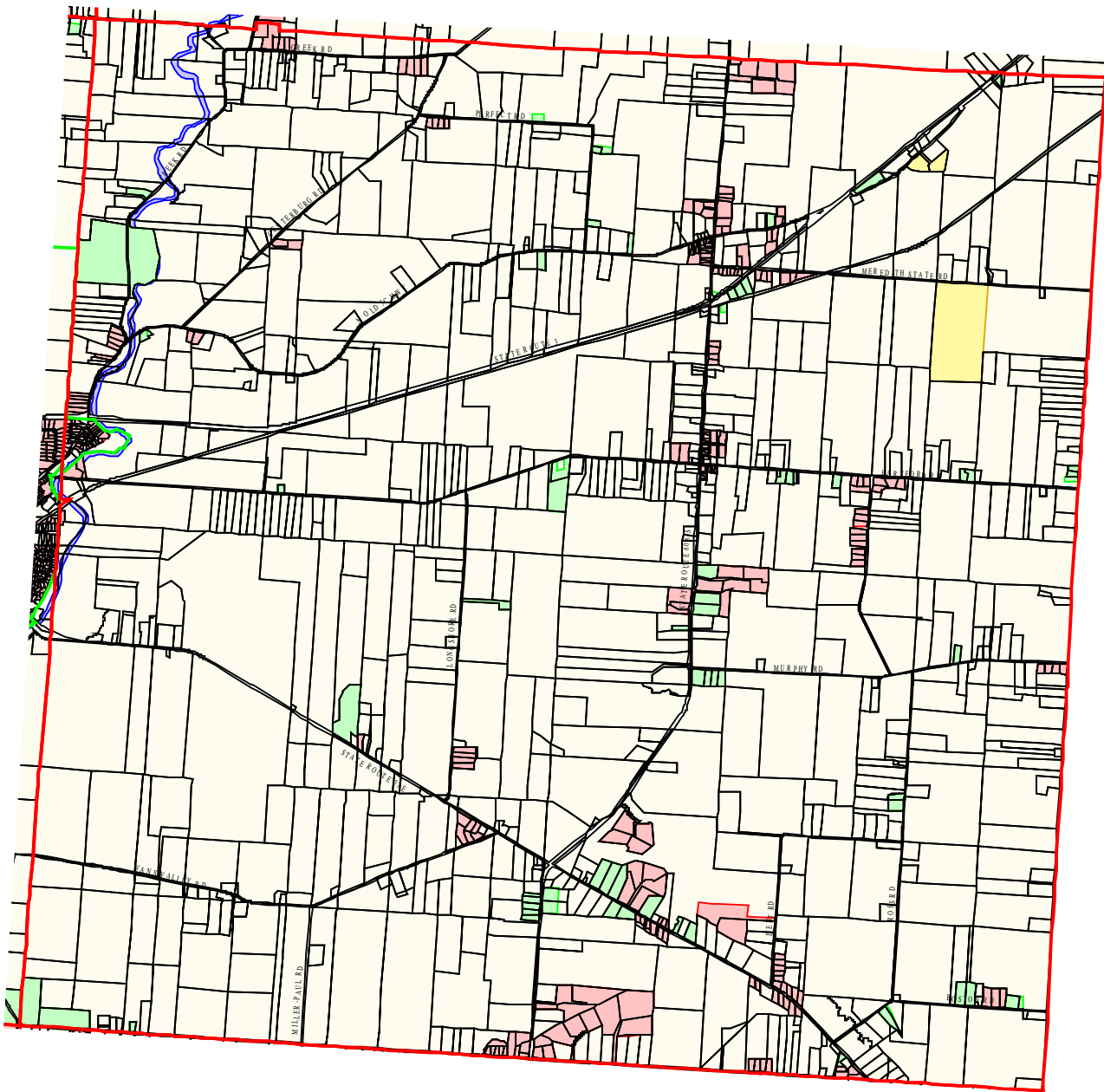
- 1.) Sound: no defects, a meticulously maintained structure, or a recently completed new structure.
- 2.) Sound: slight defects- structure in which defects were correctable by normal maintenance.
- 3.) Sound: deteriorated- an intermediate defect, for example, a roof sagging, a wall unit warped, a foundation settled unevenly or a chimney eroding.
- 4.) Dilapidated: critical defects- a structure in a state of disrepair to the extent that the present condition might impose a threat to the health and safety of its occupants but which was still considered inhabitable.
- 5.) Uninhabitable: extensive critical defects- structures in a state of disrepair to the extent that the unit is not suitable for habitation.

**Source- Field Survey completed, checked and compiled by DCRPC.**

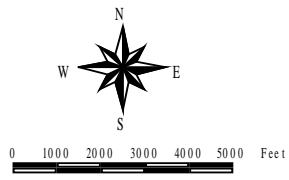
**III. Development Pattern Map-** A third type of existing land use map defines the progress of anticipated development. The development pattern map tracks the size and location of zonings and subdivisions. Trenton’s Development Pattern Map, December 2001, depicts these various characteristics. Further information, called attribute information, is available from the DCRPC GIS and the County DALIS. Such information includes building permit issuance, developer /landowner, subdivision names, number of homes and density.

*(Please see the Trenton Township Development Pattern Map, October, 2002)*

# Development Pattern, Trenton Township, Delaware County, Ohio



- Township boundary
- Incorp. Area Boundary
- Property Lines
- Road Right of Way
- Active Subdivision
- Recorded Subdivision
- Rezoning Subdivision
- Rivers/Lakes/Ponds

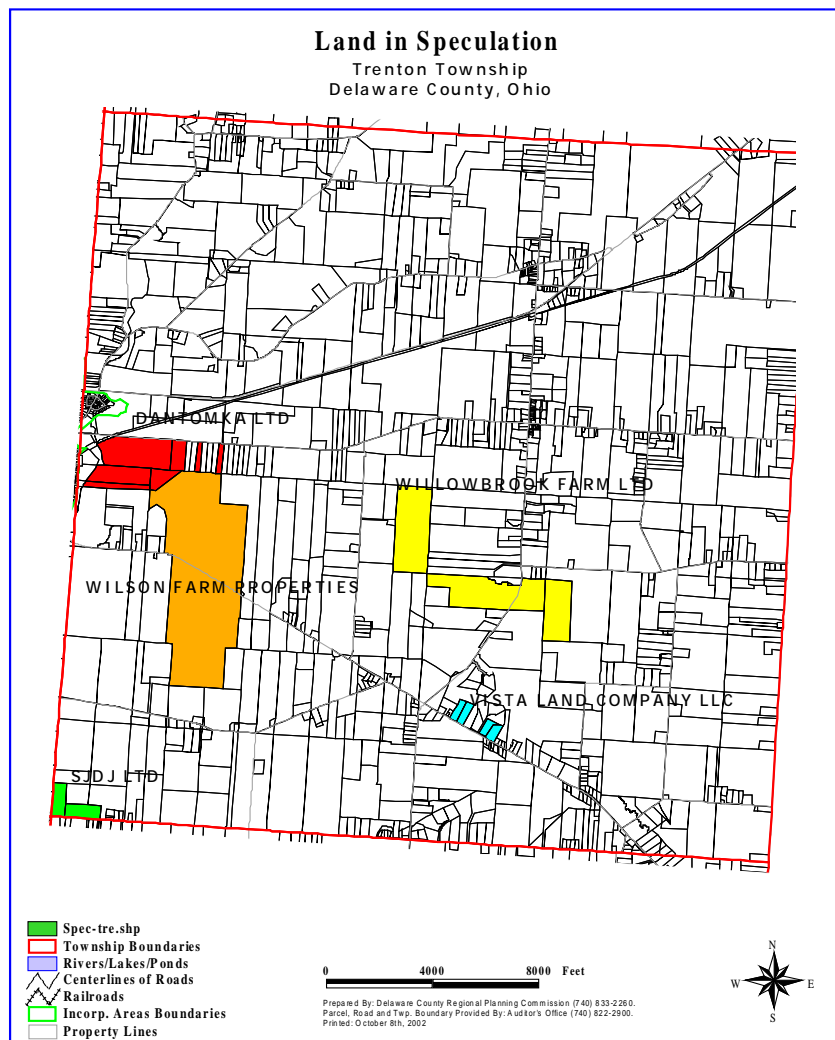


Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
<http://www.dcrpc.org>  
 Parcels Information provided by Delaware County Auditor's Office DALIS Project (740-833-2070)  
 (10/11/2002)

**IV. Land in Speculation** -A fourth type of potential land use map, based upon land ownership and adjacency to known development sites, is the land in speculation map. Using the DALIS, DCRPC staff can query all landowners for lands that are owned by:

- Known land developers and subdividers
- Known homebuilding companies
- Limited liability corporations (LLC)
- Trusts
- Incorporated entities

For tax and estate planning purposes there may be non-development entities that use one of these types of ownership, so the land in speculation map is a best guess, not a certain picture of how much land may be in speculation. Lands that are adjacent to current development may also be targets of expansion. They are also identified as possible land in speculation (*see the Land In Speculation Map, Trenton Township*).



**V. Observations on Existing Land Use, and Current Development Patterns in 2002:**

Now that we have studied the various existing land use maps (DALIS Existing Land Use Map, Concord Development Pattern Map, Land in Speculation Map, and the acreage tabulations from the windshield survey), we may draw some observations about emerging land use patterns in Trenton Township.

- 1.) The township comprises 17,022 acres.
- 2.) Rivers and streams comprise 394.38 acres or 2.32% of the land area.
- 3.) Recreational areas comprise another 29.53 acres or less than 1% of the land area.
- 4.) Roads and utility rights of way comprise 366 acres, or 2% of the land area.
- 5.) Of the 15,182 acres remaining after subtraction of lakes/rivers, parks/recreation and roads/utilities, 11,804 acres are still open agricultural land, or 69% of the total acreage in the township. This makes Agricultural use the largest land use in the township.
- 6.) Agriculture appears to have increased slightly. This could be a difference in the way the information was recorded and interpreted.
- 7.) Residential land acreage increased by 57%, or 1,494 acres in the last decade.
- 8.) Single family residential use now accounts for over 6.64% of land use.
- 9.) Residential land use is spread throughout the township, but is concentrated along existing road frontage. The township has no suburban-style subdivisions.
- 10.) Portions of the township are a “blank canvas” of open land. There has been enough development that there are “neighborhoods”, which share certain common attributes.
- 11.) There were 733 single-family homes observed in the windshield survey.
- 12.) Only one example of multi-family housing was identified (Morning View Care Center).
- 13.) There is no industrial zoning, although the Carter Lumber operation is listed as the single industrial existing land use (121 acres). This operation could also be classified as commercial.
- 14.) There were 26 commercial uses by windshield survey, comprising 159 acres.
- 15.) There were 9 institutional uses (fire station, churches, school, cemeteries)
- 16.) There appear to be 1,317 acres of land in speculation (32 parcels). Some of this land could be held in trust or corporate title but without development plans.
- 17.) The township has lost 32.74 acres to annexation.

## **VI. Conclusions**

The impact of future land use patterns must be considered. Some of the many influences on land development patterns are:

- The power of money (market demand)
- Regional economic conditions
- Location
- Sanitary sewer service areas, sewer capacity, density of development by sewer design
- Soils and their suitability for on-site sewage disposal systems
- Natural resources (topography, floodplains, wetlands)
- Public/private centralized water service areas and capacity
- Roads and traffic congestion
- Community Facilities (schools, fire, police, etc.)
- Local zoning
- Banking/lending practices for kinds of development

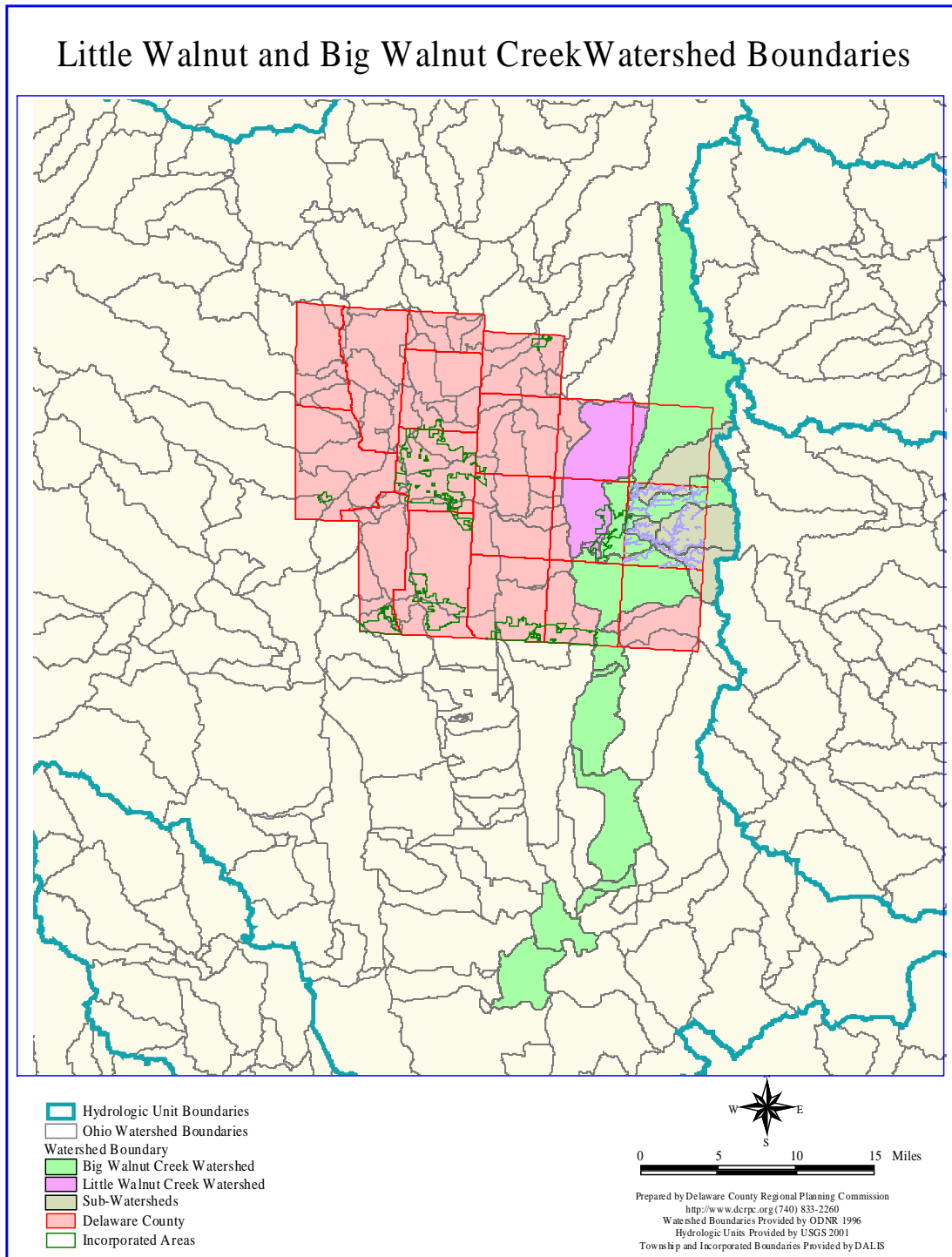
Trenton Township has choices. Township zoning controls the type and density of future development. If the township intends to retain its rural character at a time of unprecedented growth, it must imagine itself “all built-out” in alternative scenarios, and pursue the scenario it prefers.

The book Rural by Design, by Randall Arendt (Planners Press, American Planning Association) is one guide to others development patterns that may augment the large lot and conventional development patterns the township has already experienced.



## Chapter 6 Natural Resources and Conservation

Trenton Township lies within the Big Walnut Creek Watershed. The Big Walnut Watershed comprises 121,350 acres, mostly within Delaware County.



The Big Walnut Creek rises in Morrow County, flows southerly through Kingston Township, continuing through Trenton into Berkshire and into the Hoover Reservoir. Within Trenton Township, two major creeks cross from east to west, both feeding into Big Walnut. Perfect Creek runs along the northern portion of the township and Rattlesnake Creek, with its North, East and South Forks, crosses in a more southerly route, roughly following Route 37. Big Walnut Creek continues to travel south, eventually merging with the Scioto River in southern Franklin County, then through Pickaway, Ross, Pike and Scioto Counties to its confluence with the Ohio River at Portsmouth.

Trenton Township also has floodplains, wetlands, farmed fertile soils, forests, and abundant wildlife. These natural resources are most frequently cited as the foundation of “rural character” noted in Chapter Four. These resources should be conserved wherever practicable as the township develops.

### **6.1 Topography (DALIS contours)**

Trenton Township’s topography consists of a plateau, gently sloping from east to west. Highest elevation of 1150 feet above mean sea level is located in the northeast corner of the township. The low elevation is 948 feet above mean sea level where Rattlesnake Creek meets Big Walnut Creek at the western edge of the township. (See Elevation Map)

### **6.2 Slopes Greater than 20%**

The township set a goal to preserve ravines and slopes greater than 20% as public or privately owned open space when the township develops. The steep slope map indicates slopes over 20%. Generally, roads do not exceed 10% slope. Houses with walkout basements can typically be built on slopes up to 20%. (See Slope Map)

### **6.3 Floodplains, bodies of water**

As development encroaches along the creeks that feed the reservoir, there is a potential for surface and groundwater pollution, most notably from failed septic systems in rural areas. For this reason, the Ohio EPA has asked the Delaware County Board of Health to consider a minimum 3 acre lot size in areas without public water and sewer. Since Del Co water is generally available throughout the township, this 3-acre standard lot size may be reduced. Where lands possess ravines or floodplains that flow directly to the reservoir, and no centralized sewer is available, the township may wish to use lower densities to preserve water quality, especially in rural areas where some houses still rely on well water.

There are floodplains along Big Walnut, Culver, Perfect and Rattlesnake Creeks. The National Flood Insurance Program, (which includes Trenton Township) discourages development in the 100-year floodplain and prohibits

development in the 100-year floodway. These areas are mapped by the Federal Emergency Management Agency (FEMA). The floodplain map gives a general location of the floodplains. For specific information see the FEMA maps at the Delaware County Building Department, 50 Channing Street, Delaware Ohio (740-368-5850). (See Floodplain Map).

According to *Protecting Floodplain Resources* (FEMA, 1996) undisturbed floodplains perform several critical functions:

Water Resources- Natural flood and erosion control

- flood storage and conveyance; reduce flood velocities; reduce peak flows; reduce sedimentation

Water Quality Maintenance

- Filter nutrients and impurities from runoff; process organic wastes; moderate temperature fluctuations

Groundwater Recharge

- Reduce frequency and duration of low surface flows

Biological Resources

- Rich, alluvial soils promote vegetative growth; maintain bio diversity, integrity of ecosystems

Fish and Wildlife habitats

- Provide breeding and feeding grounds; create and enhance waterfowl habitat; protect habitats for rare and endangered species.

Societal Resources

- Harvest of wild and cultivated products; enhance agricultural lands; provide sites for aqua culture; restore and enhance forest lands

Recreation

- Provide areas for passive and active uses; provide open space; provide aesthetic pleasure

Scientific Study/Outdoor Education

- Contain cultural resources (historic and archeological sites); environmental studies

The Delaware County FEMA floodplain maps were revised in 1999. One hundred (100) year floodplain elevations have risen in some areas. New development is a contributing factor to the rise in floodplains.

With floodplains rising, and with all the natural benefits of floodplains listed previously, it is unwise to permit residential development in the 100-year floodplains of Delaware County. The subsidy for the low-cost, flood insurance sold under National Flood Insurance Program comes from federal taxes. Each land use decision to permit

development in the 100-year floodplain not only puts people in harm's way, but also potentially burdens all American taxpayers with the cost of continuing to bail out bad development.

For all these reasons, the 100-year floodplains in Trenton Township should be protected. Some counties have flat floodplains that comprise a great deal of the developable area of the county. In an urban county, where such land is precious, it is understandable, but not advisable, that some filling may occur. In Delaware County, the floodplains are narrow and limited. They comprise a very small portion of the land area, and they occur on four rivers that are drinking water and recreational resources (Alum Creek, Big Walnut, Olentangy, and Scioto). It is critically important to protect the floodplains of these four rivers.

#### **6.4 Wetlands**

Wetlands are generally defined as soils that support a predominance of wetland (hydrophytic) vegetation, and/or are under water at least two weeks per year. The more specific definition to wetlands under the jurisdiction of the US Army corps of Engineers is found in the Corps of Engineers Wetlands Delineation manual Technical Report Y-87-1, US Army Engineer Waterways Experiment Station, Vicksburg, Miss. The wetlands map shows the location of potential wetlands from OCAP satellite imaging. These locations are raster data, meaning they have square edges in their computer images. They may indicate the locations of potential jurisdictional wetlands. (See Wetlands Map)

Jurisdictional wetlands are regulated by the clean Water Act of 1972, Section 404. They consist of:

- 1.) hydric soils,
- 2.) hydrophytic vegetation,
- 3.) wetland hydrology (this means they support more than 50% wetland vegetation, are poorly drained, and are periodically inundated or saturated).

Wetlands serve many of the same functions as floodplains, and similarly deserve protection. Wetlands are natural storm water detention systems that trap, filter and break down surface runoff. Most Trenton Township wetlands are tilled fields. If tilled before 1985, they are exempt from regulation unless they revert to their natural state.

#### **6.5 Prime Agricultural Soils**

The Prime Agriculture Soils map shows the location of soils suited to high yields in Trenton Township. Agriculture is still an important land use in Trenton Township, although the land value for future development may exceed the short-term value for continued agricultural use.

Creative zoning and development techniques may be able to save some agricultural land as open space. There is a methodology to evaluate which farms are most valuable to be preserved, based upon highest yield soils, proximity to utilities, four-lane highways, and dense settlements. The method is called the Land Evaluation Site Assessment system or LESA and was created by the US Department of Agriculture. When farms are considered for purchase of development rights, those with the highest LESA ranking might be given the most favorable consideration. The DCRPC and the Delaware Soil and Water District can perform the LESA evaluation. (see Prime Soil Map)

#### **6.6 Soil Suitability for Septic Systems**

Since sanitary sewer service is not available to a large portion of the township, it is useful to evaluate the soil capability for septic systems. Land with very poor suitability for septic systems should be served by centralized sanitary sewer or alternative sewage disposal systems. The Soil Suitability for Septic Systems Maps displays this information. (see Soil Suitability and Soil Maps)

#### **6.7 Combined Critical Resources**

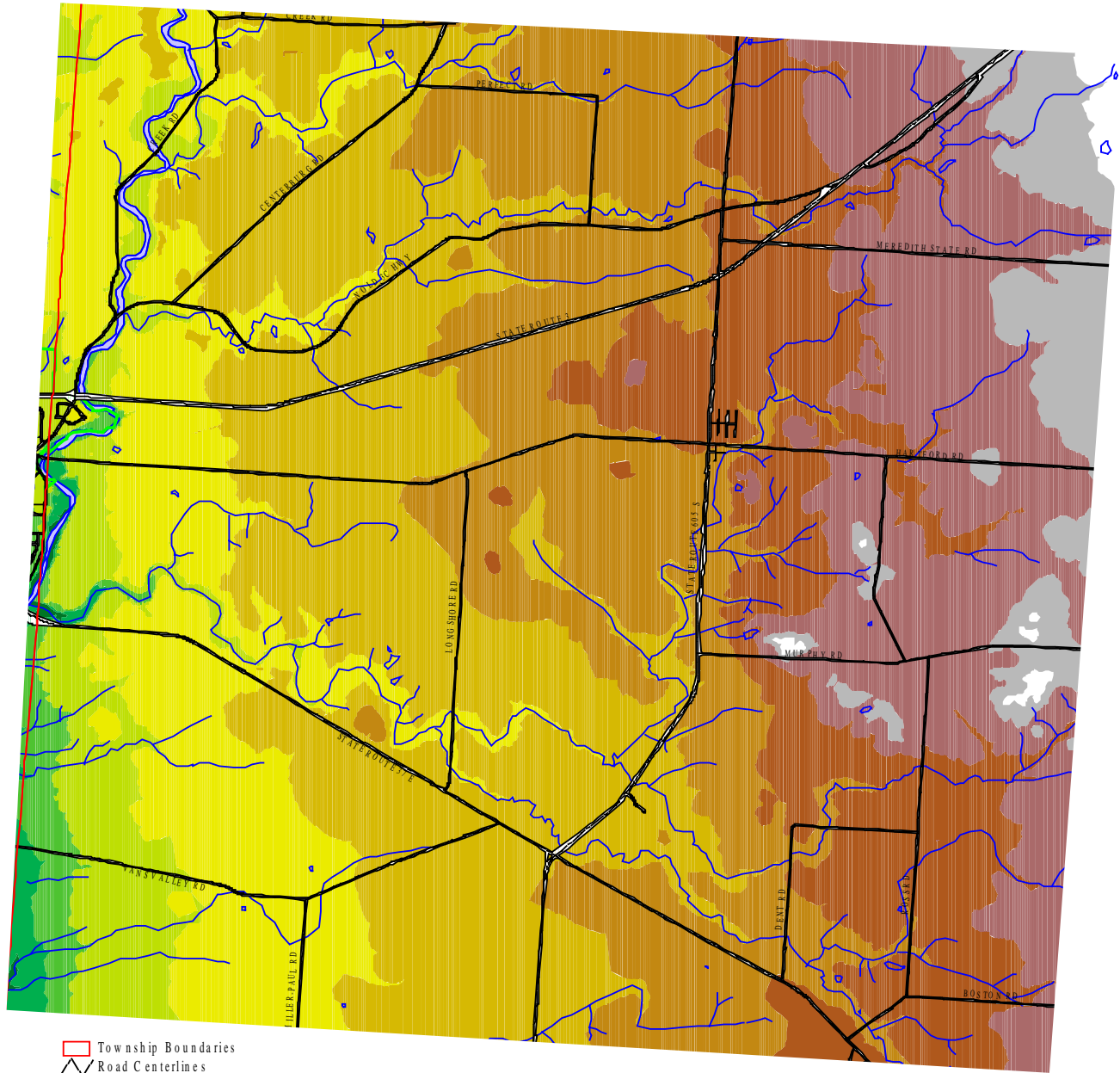
The combined Critical Resources map displays generalized floodplains, water, wetlands, prime agricultural soils and 100 foot suggested setbacks from major watercourses. Since it is a goal to preserve the natural resources of the township, this map should be used as an evaluation tool when land is developed. (see Critical Resources Map)

#### **6.8 Development or Harvesting of Natural Resources**

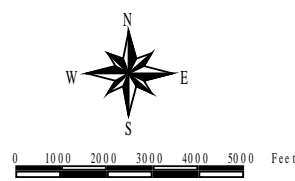
No commercial mineral extraction currently takes place in Trenton Township. Prime agricultural soils are a natural resource that is harvested every year as agriculture, or could be harvested as topsoil or sod.

The township should develop a policy that permits the fair development of valuable natural resources, either as a specific zoning district, or as a conditional use if certain performance standards are met (noise prevention, dust control, buffering and screening, appropriate access, hours of operation, etc). Mining operations should not be permitted within the 100-year floodway, and should only be permitted within the 100-year floodplain with strict environmental controls to prevent water pollution, flotation of equipment and other related hazards.

# Digital Elevation, Trenton Township, Delaware County, Ohio

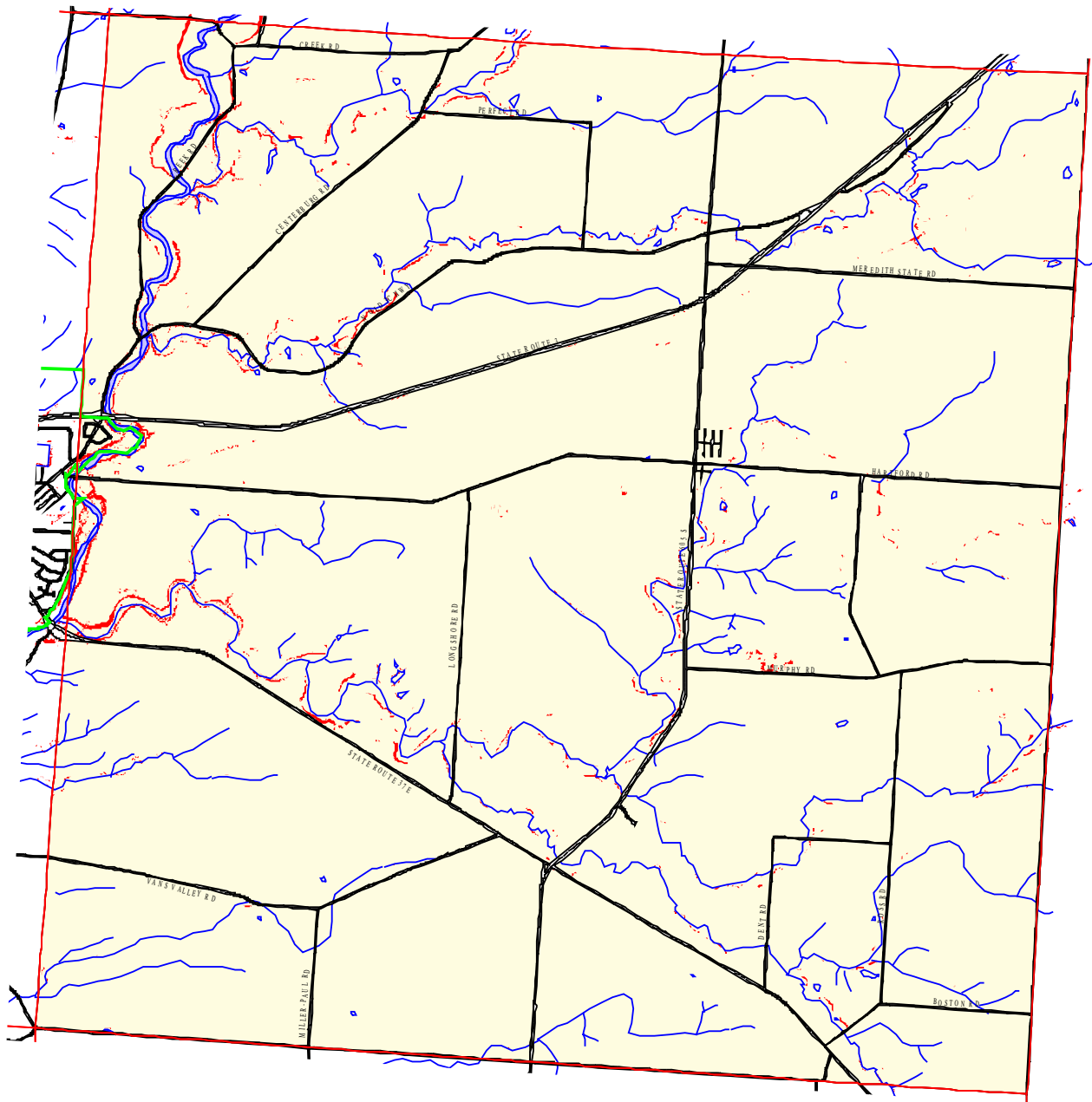


- Township Boundaries
- Road Centerlines
- Railroad
- Road Right of Way
- Incorp. Area Boundaries
- Streams
- Rivers/Ponds/Lakes
- Digital Elevation Model
- 940 - 960 ft
- 960 - 980 ft
- 980 - 1000 ft
- 1000 - 1020 ft
- 1020 - 1040 ft
- 1040 - 1060 ft
- 1060 - 1080 ft
- 1080 - 1100 ft
- 1100 - 1120 ft
- 1120 - 1140 ft
- 1140 - 1160 ft



Prepared by: Delaware County Regional Planning Commission (740-833-2260)  
<http://www.dcrpc.org>  
 (10/1/2002)

# Slope Map, Trenton Township, Delaware County, Ohio



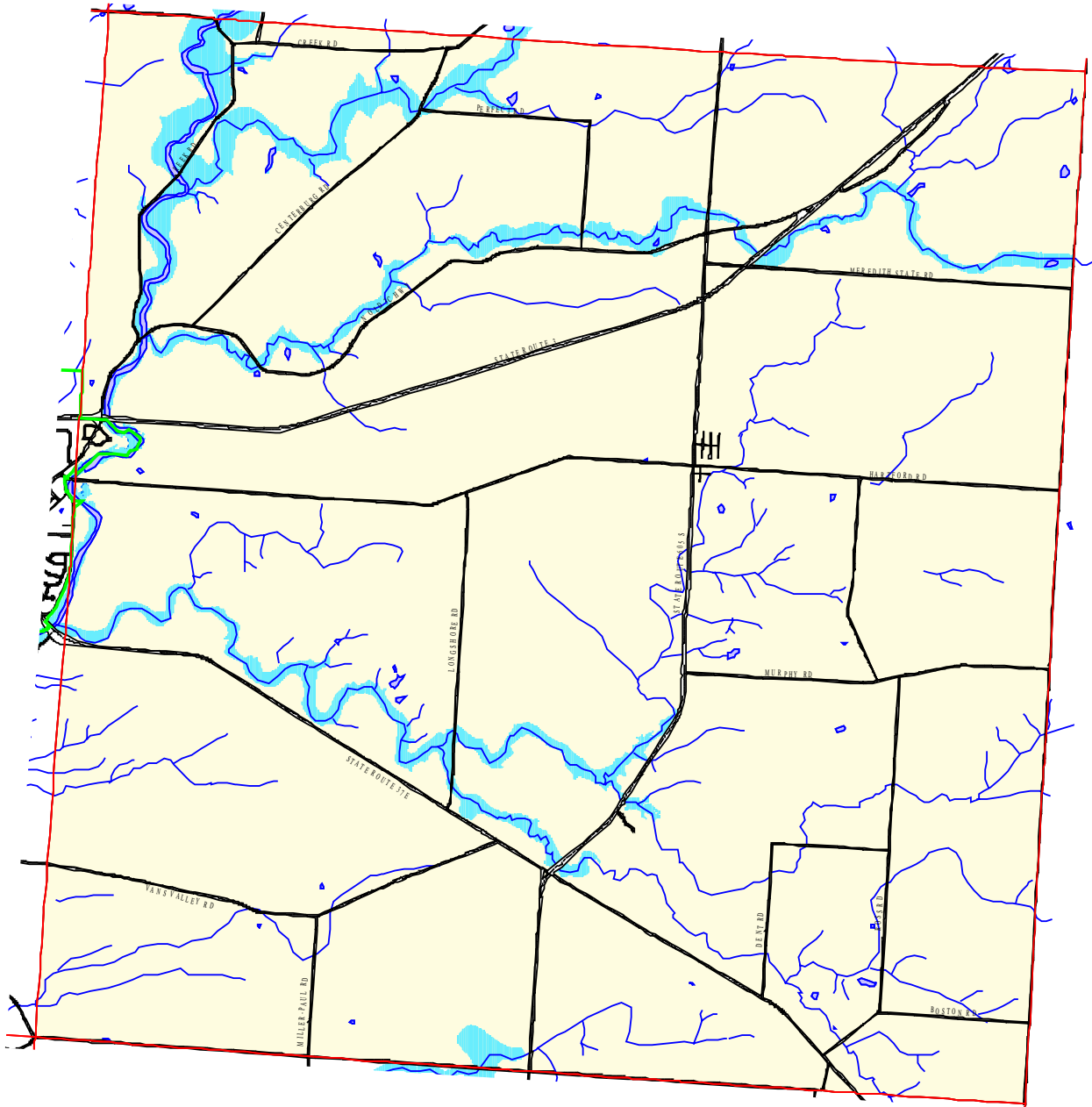
- Township Boundaries
- Incorp. Area Boundaries
- Road Centerlines
- Railroad
- Road Right of Way
- Streams
- Ponds/Rivers/Lakes
- Slope > 20%












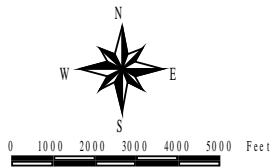
0 1000 2000 3000 4000 5000 Feet

Prepared by: Delaware County Regional Planning Commission (740-833-2260)  
<http://www.dcrpc.org>  
 (10/1/2002)

# Flood Plains, Trenton Township, Delaware County, Ohio



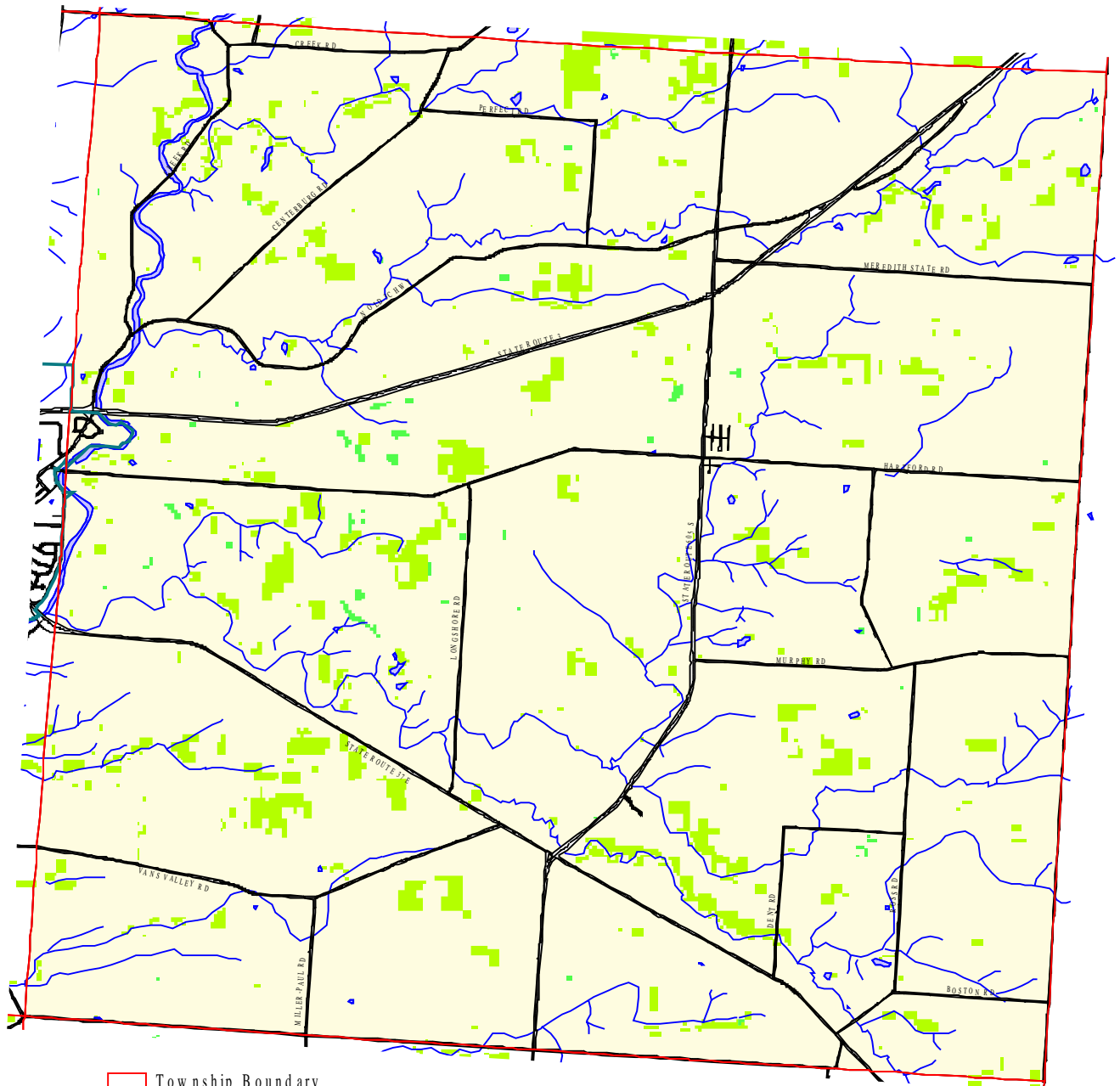
-  Township Boundary
-  Incorporated Areas
-  Road Centerlines
-  Railroad
-  Road Right of Way
-  Streams
-  Rivers/Lakes/Ponds
-  100 Year Flood Plains
-  500 Year Flood Plains



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<http://www.dcrpc.org>  
 (10/1/2002)



# Wetlands, Trenton Township, Delaware County, Ohio

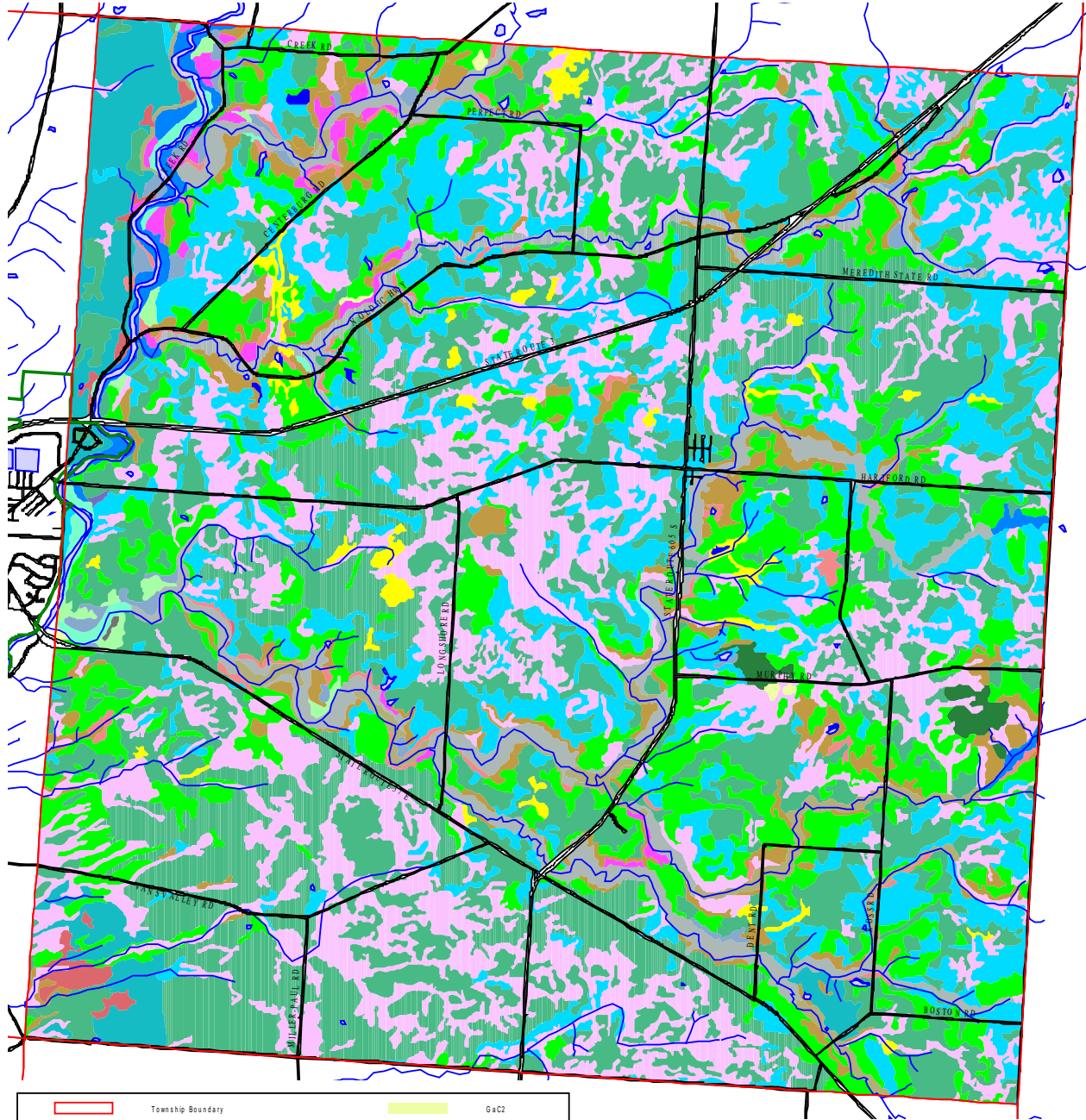


- Township Boundary
- Incorporated Areas
- Road Centerlines
- Railroad
- Road Right of Way
- Streams
- Rivers/Lakes/Ponds
- Wetland
  - Wetland (ODNR)
  - Farmed Wetlands (ODNR)

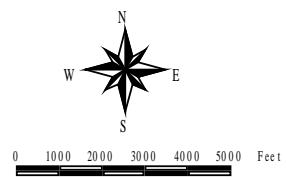


Prepared by: Delaware County Regional Planning Commission (740-833-2260)  
<http://www.dcrpc.org>  
 (10/1/2002)

# Soil Map, Trenton Township, Delaware County, Ohio

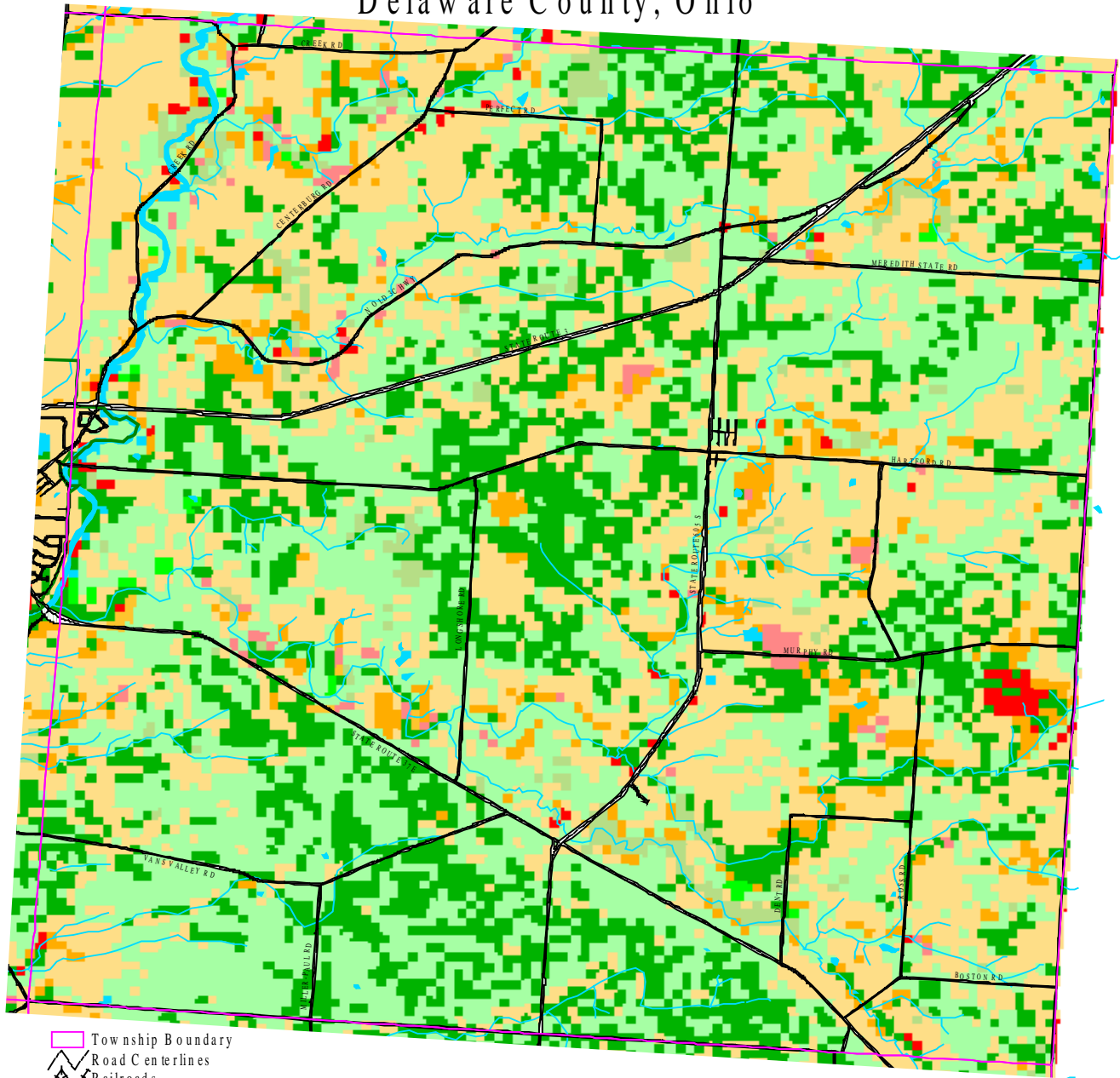


	Township Boundary		GaC2
	Incop. Area Boundaries		GbA
	Road Centerlines		GbB
	Road Right of Way		Jm A
	Railroads		LaA
	Streams		LaA
	Ponds/Lakes/Rivers		LvB
	Soil		McD2
	AmD2		MIA
	AmE		PwA
	AmF		SA A
	BeA		SA A
	BeB		SA B
	CaB		Uc
	CaC2		UdB
	CaB		Up
	CaC2		W
	CaA		

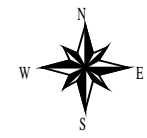


Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
<http://www.dcrpc.org>  
 (10/1/2002)

# Prime Agricultural Soils, Trenton Township, Delaware County, Ohio

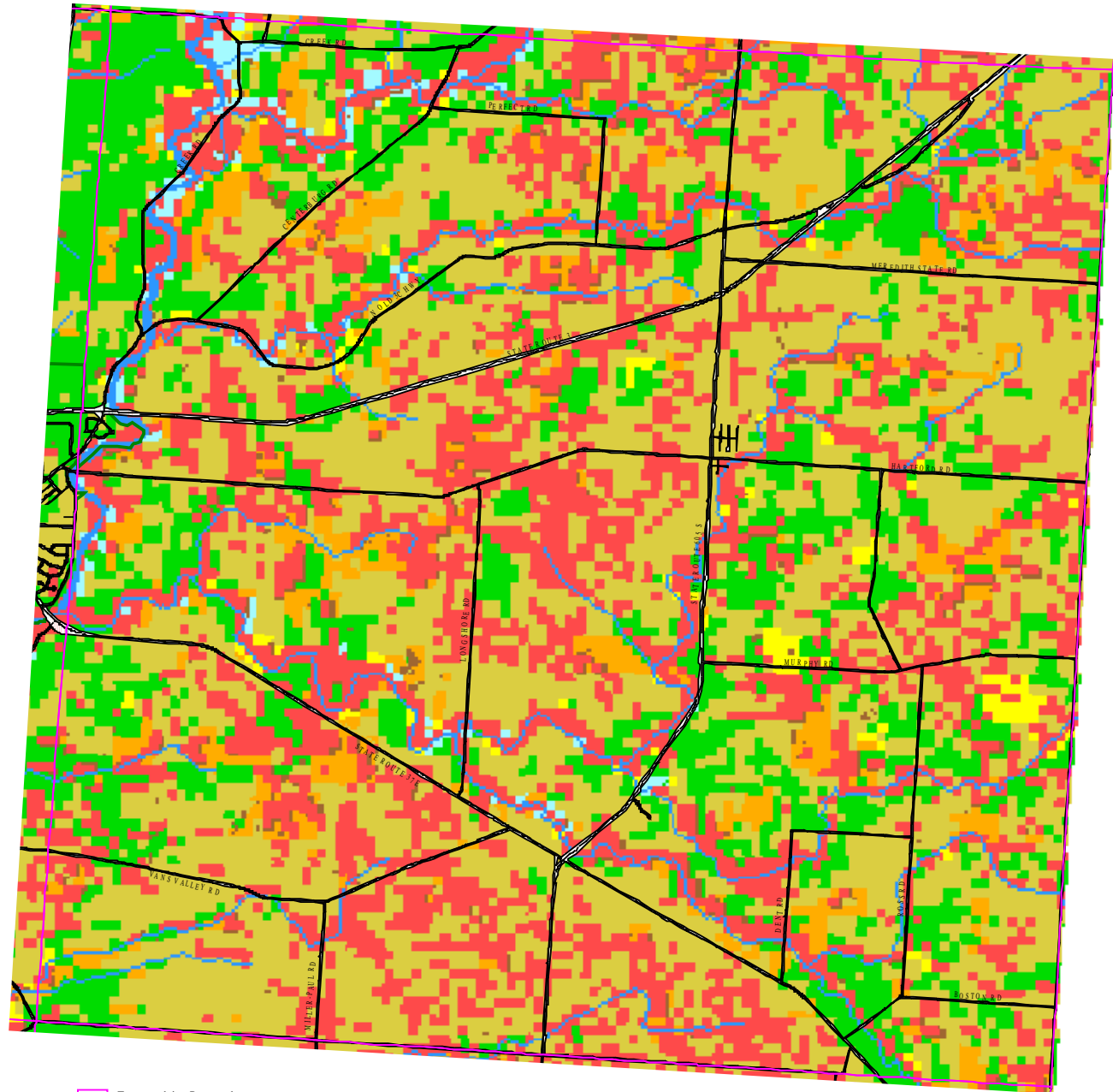















- Township Boundary
- Road Centerlines
- Railroads
- Incorp. Area Boundaries
- Road Right of Way
- Streams
- Lakes/Ponds/Rivers
- Prime Farmland
- High ( Y = 120-130 )
- High ( Y = 115 )
- Moderate High ( Y = 80-115 )
- Moderate High ( Y = 85-110 )
- Moderate High ( Y = 95-110 )
- Moderate High ( Y = 90-95 )
- Moderate ( Y = 65-95 )
- Low ( Y = 0-85 )
- Not Reated / Data Not Available
- Water



Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
<http://www.dcrpc.org>  
 (10/1/2002)

# Soil Suitability for Septic Systems, Trenton Township, Delaware County, Ohio



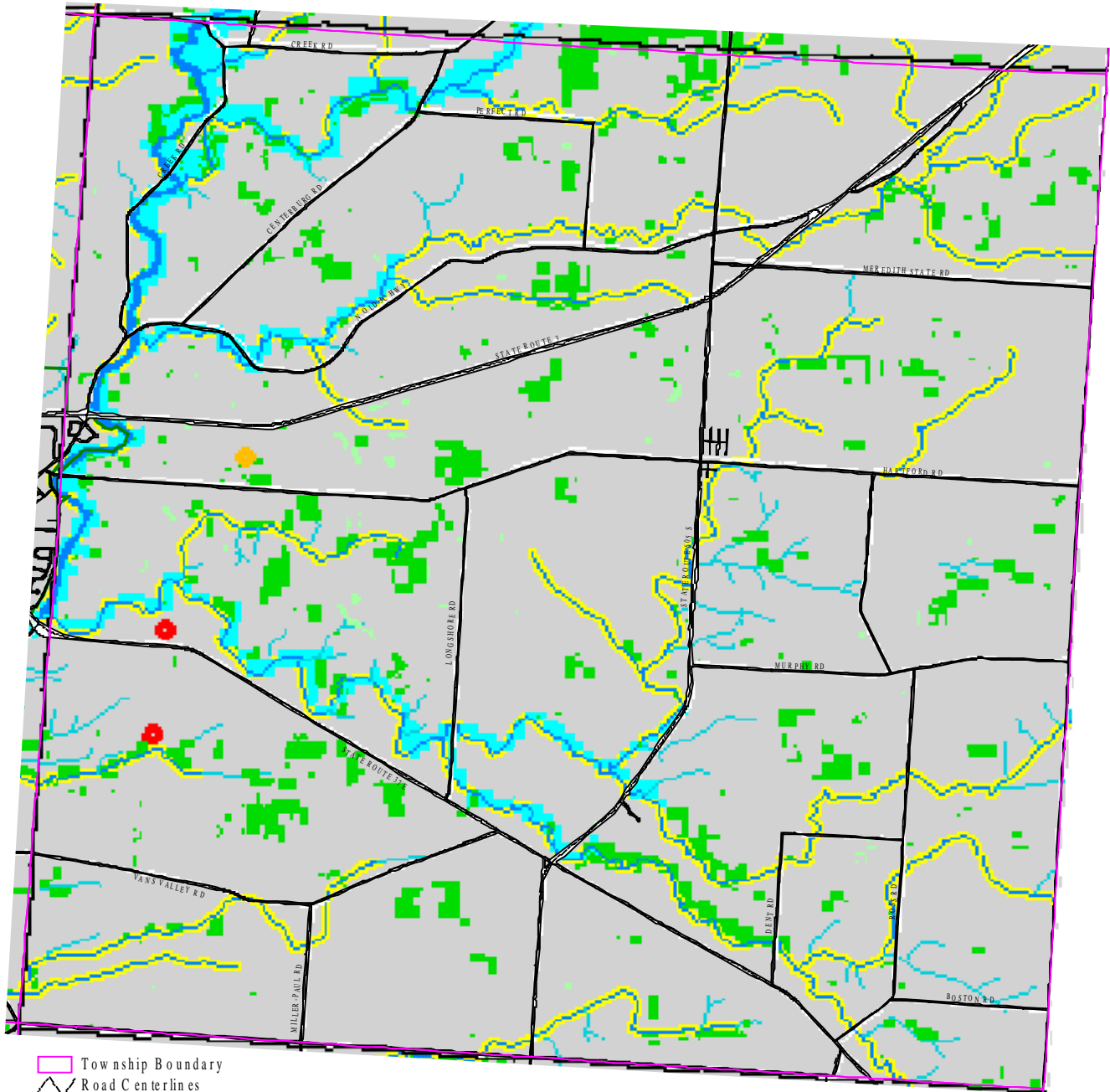
-  Township Boundary
-  Road Centerlines
-  Railroad
-  Road Right of Way
-  Incorp. Area Boundaries
- Septic Suitability Areas**
-  Water and Streams
-  Soils Rated Not Suitable
-  Flood Prone Areas
-  Soils: D Slope or Greater
-  Soils: Additional Soils Points
-  Trees/Shrubs in Bad Soils
-  Wetlands (Undrained; ODNR)
-  Remaining Land Area: Suitable



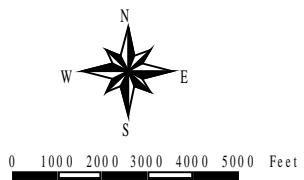
0 1000 2000 3000 4000 5000 Feet

Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
<http://www.dcrpc.org>  
 (10/1/2002)

# Critical Resources, Trenton Township, Delaware County, Ohio

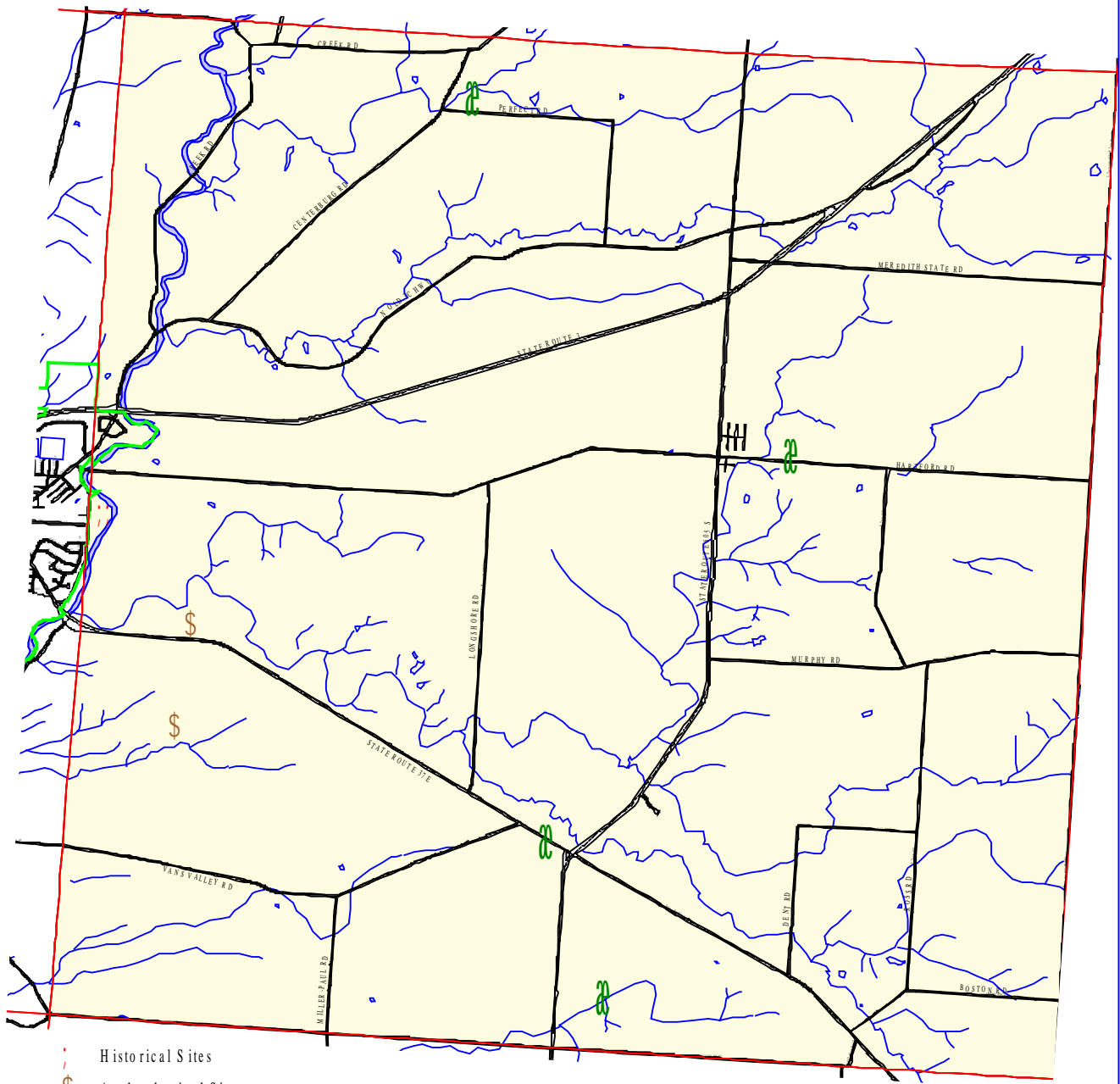


- Township Boundary
- Road Centerlines
- Railroads
- Road Right of Way
- Incorp. Area Boundaries
- Critical Resources Areas**
- Streams & Water Features
- Wetland (ODNR)
- Farmed Wetlands (ODNR)
- Drainage Courses
- Flood Prone Areas (FIA)
- Buffer Setback: Major Water 100
- Remaining Land
- Not Rated by FIA
- Natural Heritage Sites (ODNR)
- Archaeological Sites (OHS)
- Roads
- Township Boundary



Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
<http://www.dcrpc.org>  
 (10/1/2002)

# Cemeteries, Historical Sites and Archeological Sites Trenton Township, Delaware County, Ohio



- Historical Sites
- \$ Archeological Sites
- ⊕ Cemeteries
- Township Boundaries
- Incorp. Area Boundaries
- Railroad
- Road Centerlines
- Road Right of Way
- Streams
- Ponds/Rivers/Lakes



Prepared by: Delaware County Regional Planning Commission (740-833-2260)  
<http://www.dcrpc.org>  
 (10/1/2002)

## Chapter 7

### Housing

Housing has been the primary index of growth in Trenton Township. The township is a rural community that has maintained low residential densities because of its lack of urban services (sewer) and reliance on septic systems.

Providing a range of housing in a developing rural community is a complex planning issue. Trenton Township's zoning provides for a relatively small variety of housing types, (single family detached, single family attached, modular and cluster homes). Minimum square footage for single family houses is 1,450 square feet.

As the township works through the planning process, consideration should be given to the appropriate timing and location of housing types based upon the inventory of existing housing, conditions and relationship to the housing needs of the area.

#### **7.1 Existing housing stock**

A house-to-house windshield (exterior view from a moving automobile) survey was conducted in October, 2001. An exterior condition of each house was given based upon five criteria. The housing survey results are in Table 7.1.

**Table 7.1 Trenton Township Housing Survey Results, October 2001, field survey**

<b>Housing Type</b>	<b>Total # Units</b>	<b>#Units Sound: no defects</b>	<b># Units sound: slight defects</b>	<b># Units sound but deteriorated</b>	<b># Units dilapidated</b>	<b># Units uninhabitable</b>
<b>Single Family</b>	733	656	63	17	3	1
<b>Multi Family</b>	1	1				
Mobile Homes	8		1	2		
<b>Totals</b>	<b>742</b>	<b>657</b>	<b>63</b>	<b>17</b>	<b>3</b>	<b>1</b>
<b>% Totals</b>	<b>100%</b>	<b>88.5%</b>	<b>8.5%</b>	<b>2.3%</b>	<b>0.4%</b>	<b>0.1%</b>

Based upon the housing survey, several points about housing may be made:

- There is no significant problem with deteriorated housing stock in Trenton Township.
  - 1.) 88.5 % of all housing is either new or maintained like new (sound, no defects).
  - 2.) 8.5% of all housing is in very good condition. (sound, minor defects)
  - 3.) Only 2.3% of all housing appeared to be somewhat dilapidated.
  - 4.) Less than 1% of housing units appeared dilapidated or uninhabitable.

- The township is almost entirely single family residential. This is largely due to the lack of sanitary sewers and other services that multi-family housing demand.
- Trenton Township has not adopted a housing code to assure the constant maintenance of its housing stock, to retain property values and stable neighborhoods.

## **7.2 Housing needs**

Trenton Township is the 15<sup>th</sup> largest provider of housing stock in Delaware County, as of April 2000. Trenton Township has provided just 1.03% of the total new housing in Delaware County in the last 20 years. The top five communities (city of Delaware, Genoa, Orange, Liberty Townships, and Powell) have provided 69.26% of all the housing in Delaware County in the last 20 years. They all have centralized sewer service.



**Table 7.2 Housing Providers in Delaware County, by Reported Building Permits 1980-2000**

Name of Community	Census 2000 Housing Units April, 2000	County Rank, Housing Units, Census 2000	Vacancy Rate, Census April 2000	Building Permits 1980-2000	% total permits issued 1980-2000, Delaware County
Berkshire Township	712	16	4.5 %	386	1.65 %
Berlin Township	1,239	11	4.7 %	827	3.54 %
Brown Township	479	21	3.3 %	189	.8 %
Concord Township	1,374	10	5.8 %	958	4.1 %
Delaware Township	373	22	7.0 %	180	.77 %
Genoa Township	4,058	3	5.0 %	3,702	15.8 %
Harlem Township	1,382	9	3.1 %	479	2.05 %
Kingston Township	554	18	3.1 %	327	1.39 %
Liberty Township	3,469	4	5.3 %	2,547	10.9 %
Marlboro Township	167	26	6.7 %	8	.034 %
Orange Township	5,055	2	8.4 %	3,561	15.24 %
Oxford Township	318	23	7.2 %	98	.41 %
Porter Township	597	17	3.0 %	266	1.13 %
Radnor Township	511	19	4.3 %	169	.72 %
Scioto Township	864	14	4.7 %	430	1.84 %
Thompson Township	220	24	8.2 %	51	.21 %
<b>Trenton Township</b>	<b>769</b>	<b>15</b>	<b>3.0 %</b>	<b>241</b>	<b>1.03 %</b>
Troy Township	1,210	12	8.5 %	203	.86 %
<b>Total Townships</b>	<b>23,273</b>		<b>5.3 %</b>	<b>14,622</b>	<b>62.59 %</b>
Columbus	1,660	7	7.8 %	1,854*	7.93 %
Delaware city	10,208	1	6.7 %	4,252	18.2 %
Galena	132	28	7.6 %	10	.042 %
Sunbury	1,057	13	3.9 %	272	1.16 %
Shawnee Hills	199	25	9.0 %	18	.077 %
Powell	2,032	6	2.8 %	2,131	9.12 %
Ashley	500	20	6.2 %	10	.042 %
Ostrander	156	27	5.1 %	36	.15 %
Dublin	1,501	8	6.9 %	13**	.055%
Westerville	2,311	5	3.7 %	140***	.59 %
<b>Total Incorporated areas</b>	<b>19,756</b>		<b>5.0 %</b>	<b>8,736</b>	<b>37.4 %</b>
<b>Total All Reporting Incorp. &amp; Unincorp. areas in County</b>	<b>43,029</b>			<b>23,358</b>	<b>100 %</b>

\*- Data available from 1995-2000 only

\*\* Data from 1999- 2000 only

\*\*\* Data from 2000 only

Table 7.2 also shows vacancy rates, as determined by the US Bureau of Census during the April 2000 count. In general, vacancy rates show a healthy supply of new homes available for sale. Vacancy rates below 2% indicate a tight housing market, while vacancy rates of 5% are normal for a market with reasonable supply for market demand.

### **7.3 Open Space (“Golf Course”) Developments**

The Delaware County townships that have experienced the most growth (Liberty, Orange, and Genoa) have access to county sanitary sewer. In 1996 the Ohio EPA amended their anti-degradation rules, making it more difficult to discharge treated effluents from sewage treatment plants to running streams. In order to facilitate centralized sewer systems that cannot discharge to running streams, the Ohio EPA now allows alternative centralized sewage treatment systems with appropriate design, and maintenance. The most popular alternative in Delaware County (three systems approved) is the standard tertiary treatment plant using the treated effluents to be spray irrigated onto an acceptable vegetated area, normally a golf course.

The decision to permit such an alternative centralized treatment plant is the jurisdiction of the Delaware County Sanitary Engineer and the Ohio EPA. Since such planned developments normally require rezoning, the zoning decision is left to the township or county.

This change in sewer policy has led to a surge in “golf course” development in townships that previously had no sanitary sewer service. The developments use the golf course as an irrigation area for the treated wastewater. Houses are placed around the golf course, which enhances house lot prices. This form of cluster housing may be appropriate, depending on the gross overall density and other service demands.

These golf course communities, with on site centralized sewer facilities, may shift more housing starts to previously rural, non-sewer service areas. This could redistribute the housing geography in Delaware County.

For example, in 1997 Concord Township had no sanitary sewer service from Delaware County. Annual new home permits in Concord Township on large lots (one acre or larger) with septic systems averaged 30 homes per year from 1980-1997. Tartan Fields subdivision was approved in Concord Township in 1997. Tartan Fields is a Planned Residential Development using cluster single family homes on ¼ acre lots surrounding a golf course that is irrigated by treated effluents from a centralized sanitary sewer system built by the developer and dedicated to the county for ownership and maintenance.

In 1998, Scioto Reserve subdivision was approved in Concord Township. It also uses an on-site centralized sanitary sewer with treatment plant and irrigation of a golf course. With Scioto Reserve and Tartan Fields subdivisions under construction, Concord Township issued 350 building permits in 2001. This has changed the character of the township and has increased resident demands for companion commercial development, neighborhood parks, traffic lights and road improvements.

#### **7.4 Land Application Systems- Opportunity or Threat to Planning?**

For Ohio Townships, Land Application Systems can be both an opportunity and a threat.

- **Opportunity #1** If cluster developments with Land Application Systems are proposed in areas anticipated to be served by county sewer, the Land Application Systems can augment the county's sewer capacity. This means additional areas for sewer users may be accommodated without future upgrades to the existing public treatment plant. This may be a benefit.
- **Opportunity #2** Agricultural (non-urban service) areas can use properly worded cluster or conservation developments (such as the Farm Village Concept described in Chapter 13) to transfer development rights from working farmland to adjacent cluster developments. The key to success of this concept is low density (one unit per two acres might be an appropriate minimum gross density). Homes in such areas may be tightly clustered on smaller lots, and the Land Application System can be used as irrigation on appropriate set-aside areas for agriculture and managed open space. This preserves farmland. The lower the gross density, the more farmland is preserved. Since Trenton Township has Farm Village Zoning, this is a possibility.
- **Opportunity #3** Land application systems can also augment the water capacity of the potable water supply by reducing the summer lawn watering peak usage. By using a parallel gray water system to irrigate open space, lawns and golf courses, potable water demand could be reduced during droughts.
- **Threat #1** Ohio townships should be cautious when using alternative sewer systems to achieve urban densities (greater than one unit per acre) in rural areas. These areas typically have no broad base of community services available to them (i.e. fire and police protection, public transportation, shopping, recreation, entertainment, and cultural activities). Every demand for such services requires trips in cars. Local roads typically cannot support significant trip increases for high density, large-scale development. The cost of upgrading farm-to-market roads to accommodate leapfrog suburban density development may exceed the benefits and adversely alter the "rural character" people sought in the first place (sprawl).
- **Threat # 2** If gross densities of more than one unit per acre are allowed in rural (non urban service) areas, more farms become targets for golf course development, and existing golf courses become targets for effluent irrigation easements. This does not preserve farmland.

- **Threat #3** Most municipal or county sewage treatment plants are built using general obligation bonds. Sewer tap fees typically make the bond payments. If developments construct their own treatment plant and avoid sewer tap fees, they may compete with a municipal or county sewer system. Property owners may incur increased taxes if a shortfall in tap fees occurs. Note: This does not appear to be a threat in Delaware County because there has historically been strong demand for county sewer, so tap fees should be collected regardless of Land Application System developments.
- **Threat #4** If a public entity (i.e. city, county, township) does not maintain the Land Application System and treatment plant, it may be prone to failure, and a costly public take-over. Delaware County prefers county ownership of the plant (by dedication) to assure proper design and maintenance. Homeowners associations may be under-financed and ill equipped to maintain or oversee maintenance of a sewage treatment plant.

## **7.5 Recommendations for “Land Application Systems”**

To prepare for potential suburban-density developments using Land Application Systems or other approved “centralized” on-site sewage disposal systems, Ohio townships should:

1. Adopt up-to-date land use plans with recommended densities as the basis for their zoning.
2. Consider Land Application Systems as accommodations to development:
  - When the use and density conform to the comprehensive plan and zoning.
  - When there is (preferably) public dedication (ownership) and maintenance of the system.
3. Avoid gross tract densities greater than one unit per acre in truly rural areas. Even lower gross densities are appropriate in prime agricultural areas to save farmland or open space.
4. Consider land application systems as a tool to permit low density “conservation subdivisions” (see definition in Chapter 13 of this document) in rural areas without sewer service. Conservation subdivisions protect primary conservation areas (unbuildable wetlands, floodplain, river valleys, and steep slopes) and “secondary conservation” areas (unique scenic views, cultural or historic attributes). Farm Villages are a form of Conservation Subdivisions.

**Table 7.3**

**Developments Proposed with Alternative Centralized Sanitary Sewage Disposal**

<b>Development</b>	<b>Location</b>	<b>Township</b>	<b>Acres</b>	<b># Units Approved</b>	<b># Units Proposed</b>	<b>Potential Density</b>	<b>Status</b>
Tartan Fields	Concord Rd.	Concord	302	455		1.49/acre	Marketing
Dornoch	US 23	Liberty/Delaware	282	393		1.39/acre	Marketing
Scioto Reserve	Home Road, Riverside Drive	Concord	695	1259		1.8/acre	Marketing
Tanglewood	Cheshire Road	Berlin/Liberty	309		562	1.8/acre	Zoning Pending
North Star	N. Galena Road	Berkshire	522	654		1.25/acre	Approved
North Star	N. Galena Road	Kingston	867		723	.84/acre	Zoning Pending
<b>Totals</b>				<b>2,761</b>	<b>1,285</b>		

**7.6 Future Housing Needs**

In order to make future housing projections, a community might anticipate what services they can provide, then anticipate their share of the future area population and allocate the distribution of housing types.

Few communities attempt such an analysis, leaving the housing mix up to the traditional power of zoning, which is seldom so analytical. In a high-growth area such as Delaware County, it is impossible to anticipate what the county's share of the state's population will be, and distribute that amount among the townships, village and cities.

Where the possibility of annexation exists, townships cannot be certain of their future boundaries. For that reason, it is impossible to assess fair share allocations of housing to be provided by the township when a city or village with superior services may annex land and provide housing at a higher density.

A more pragmatic approach to housing distribution is for the township to:

- 1.) determine how the community wants to look when it is all built out (vision).
- 2.) determine what services it can and should provide and what densities can therefore be provided service.
- 3.) anticipate its fair share of the county's projected population.
- 4.) permit a variety of housing that relates to 1, 2, and 3.

**Affordable Housing Market Study**  
*Synopsis for Trenton Township Comprehensive Plan*

“Affordable housing” refers to housing that is constructed for those that cannot afford to live in the average residential unit. These individuals have household incomes that are defined by the U.S. Department of Housing

<b>Section 8 Income Guidelines</b>								
<b>Household Size:</b>	1	2	3	4	5	6	7	8
30% of AMI Extremely low	\$13,300	\$15,200	\$17,100	\$19,000	\$20,550	\$22,050	\$23,600	\$25,100
50% of AMI Very low	\$22,200	\$25,350	\$28,550	\$31,700	\$34,250	\$36,750	\$39,300	\$41,850
80% of AMI Low	\$35,500	\$40,600	\$45,650	\$50,000	\$54,800	\$58,850	\$62,900	\$66,950

*Table 7.4 – Source: U.S. Department of Housing and Urban Development*

and Urban Development (H.U.D.) as “extremely low,” “very low,” or simply “low” on the American Management Index. Table 7.4 shows H.U.D.’s classifications for Affordable Housing qualification.

Affordable housing is diminishing in the county, just as it is in the nation. National trends are showing an increasing population, while the number

of all new housing units being built is constantly decreasing. This trend is accompanied by a decreasing household size and an increase in the market price for those units that are being built. H.U.D. offers assistance to those households that are paying more than 30% of their gross household income toward housing without a choice. The low-skilled job market is not raising salaries to meet the needs of those employees where there are significant increases in the cost of living.

Delaware County is currently experiencing rising property values and an increased cost of living. As high-growth development continues, travel costs will rise and the relative impact on schools, public facilities and infrastructure will increase as each new house is constructed. As these costs of living rise, many local residents face job markets that can not financially meet their needs. Low-skilled employees are forced in other market areas for housing that may meet their budget. If housing is unavailable, these individuals are forced to relocate. This can cause service sector unemployment to increase locally, adversely affecting the entire community.

Within Trenton Township many of these trends may not be completely evident. However, they exist locally just as they do nationally. A lack of affordable housing as population increases is unavoidable unless developers are encouraged and/or granted incentives to develop more reasonably priced units. The housing market is driven by developer’s profits, which increase with housing market values.

<b>Projected Affordable Housing Needs in Delaware County</b>					
	2000	2005	2010	2015	2020
# of Housing Units	71,137	88,808	105,817	123,867	139,908
Affordable Units Needed	10,128	12,600	15,000	17,600	19,900

*Table 7.5 – Source: Del. Co. Affordable Housing Market Study*

The *Delaware County Affordable Housing Market Study (2002)* produced the projections illustrated in Table 7.5 to demonstrate the need for affordable housing through 2020. The study estimated that the City of Delaware has 5,000 homes in the planning and construction stages, while the County has 16,000 homes. The need will increase to 19,900 units countywide by 2020. Affordable housing is needed in Trenton Township to make the local economy stronger and to house local residents filling lower-income jobs. Affordable housing should be considered a necessary type of development in Trenton's future.

*Source: Delaware County Affordable Housing Market Study: Draft Copy. Kirkland, Washington: Poggemeyer Design Group, Inc., September 5<sup>th</sup>, 2002.*

### **7.7 Housing Policies**

Sewer capacity and the township's desire to maintain a sense of rural character limit Trenton Township's density and housing mix. Cities and Villages such as Columbus, Delaware and Sunbury are the primary multi-family providers in the Delaware County housing market. They offer higher densities than the townships. The City of Delaware has recently passed a high-density apartment district that will compete with Columbus. Sunbury has its own water and sewer plants and can zone for higher densities than Trenton Township.

In areas with access to arterial roads or as part of large planned developments, multi family housing can potentially occur in the townships. Trenton Township must evaluate its housing mix in light of all state and federal housing laws, and binding court decisions.

## Chapter 8

### General Economic Conditions

Land development and fulfillment of the comprehensive plan depend on a strong local economy. Within the national economy there are regional economies moving forward or slumping due to local conditions. Delaware is one of Ohio's most affluent counties, with one of the lowest unemployment rates. The central Ohio economy (especially Franklin, Union, Licking and Delaware Counties) drive Trenton Township's economy.

In March 2001, the United States economy slipped into a national recession. Despite low interest rates and low inflation rates, the long period of expansion from 1991 to 2001 was ended. The effects of the September 11, 2001 terrorist attacks on the United States deepened the economic downturn. A 12/21/01 report by the U.S Commerce Department declared the US economy "turned in its weakest performance in a decade in the third quarter, shrinking at an annual rate of 1.3 %" (*Columbus Dispatch*, 12/22/01). However, for 2002, "Private forecasters as a group anticipate 2.8% growth for the second half, with some much more upbeat. Productivity has trended upward at a 2.6% annual rate over the past seven years. The strong trend has persisted over the last five quarters, despite the recession. (*Dept. of Commerce website*).

#### Signs of economic weakness:

- U.S. unemployment rate rose from 5.7% in November, 2001 to 6% in November, 2002. (*Dept. of Labor website*)
- Ohio's unemployment rate rose from 4.7% in November 2001 to 5.6% in November, 2002. (*State of Ohio website*)
- Central Ohio unemployment rose from 2.4% (11/00) to 3.2% (11/01) (*Business First*, 1/11/02)
- Central Ohio Labor Force was at 904,300, a decrease from July 2001 high levels of approximately 918,000, but still ahead of the 12 month low of 871,800 in December, 2000 (*Business First*, 1/11/02).
- Central Ohio Labor Force (excluding Union County) showed an average of 41 weekly work hours, compared to 42.7 weekly work hours in October 2000. (*Business First* 1/11/02).
- Delaware Co. unemployment rose from 2.7% in November, 2001 to 3.7% in November, 2002 (*State of Ohio website*), but still remains one of the lowest unemployment rates in Ohio.
- Greater Columbus industrial vacancy rates rose from 7.9% first quarter 1998 to 10.18% fourth quarter 2001 (*Columbus Business First Market Report*, 1/18/02).
- Greater Columbus area office vacancy rates are expected to reach 10-15% in 2002 (*Columbus Business First Market Report*, 1/18/02).



Although some economic data from the 2000 U.S. Census is not yet available (November 2002), there are local indicators that presage a re-emergence of the strong Delaware County economy. Signs of economic strength:

- Delaware County Per Capita Income was \$35,042 in 1999, a 14.7% increase from 1995-'99, 52<sup>nd</sup> in the USA, the fastest growing per capita income of any county in Ohio (Ohio Development Department web site).
- Affluence is the mark of the Polaris region. Within a 10-mile radius of Polaris are 200,000 households with a median household income of \$54,400. The upscale Easton Mall/office-park, by comparison, counts 300,000 homes with a \$40,600 household median (*Business First*).
- While new platting activity in the Delaware County townships slowed in October and November 2002, new construction continued, fed by cheap mortgage rates of 6% - 7.5% for fixed 30 year loans. Final 2001 building permit tallies for the unincorporated Delaware County townships showed 2148 new building permits, the largest number ever in Delaware County. At the end of November, 2002, county-wide township building permits had already reached 2,064.
- Statewide home sales totaled 100,859 during the first 10 months of 2002, a 5 percent increase of the 96,047 sold in the first part of 2001. The average sale price was up 2.8 percent to \$144,025 from \$140,108.
- Kroger has built a \$69 million, 750,000 square foot food distribution warehouse on U.S. 36 in the city of Delaware, at Glenn Road. The facility will create 276 new full-time jobs, and retain/transfer 387 full time jobs, paying an average \$13.00 per hour. The state of Ohio “estimates the new project will generate \$587,221 in additional corporate franchise and individual income taxes in the next ten years. (*Business First*, January 25, 2002)
- Polaris Fashion Place Mall opened in November, 2001, with record-breaking sales tax receipts. The mall is a destination for central Ohio shoppers, bringing new dollars into Delaware County. Polaris Centers of Commerce is the largest office park in central Ohio, with 3.8 million square feet of office space, 28 buildings and 900 of 1200 acres built. Bank One Corporate Office Center (Polaris) is the largest office building in central Ohio (2 million square feet).
- 21 of 52 Greater Columbus Stocks (as of January 9, 2002, *Business First* newspaper) were at, or within 10% of their 52 week highs. Many of these 21 companies have a presence in Delaware County (Bob Evans; Dominion Homes; Glimcher Realty Trust; Greif Brothers; Huntington Bancshares; Max & Erma's; M/I Schottenstein; Wendy's International).

## 8.1 Other Economic Indicators

The US Census 2000 provides economic information by township.

**Table 8.1 Social Economic Census 3 (Census 2000)**

(Source: U.S. Census Bureau 2000)

Political Jurisdictions	EDUCATION		EMPLOYMENT STATUS						INCOME IN 1999			POVERTY STATUS IN 1999			
	Percent High School Graduate or Higher	Percent Bachelor's Degree or Higher	Population 16 Yrs & Over		* Civilian Labor Force Employed		* Civilian Labor Force Unemployed		Median Household Income (dollars)	Median Family Income (dollars)	Per Capita Income (dollars)	Families Below Poverty Level		Individuals Below Poverty Level	
			Number	Percent	Number	Percent	Number	Percent				Number	Percent	Number	Percent
<b>Delaware County</b>	<b>92.9%</b>	<b>41.0%</b>	<b>82,043</b>	<b>100.0%</b>	<b>58,580</b>	<b>71.4%</b>	<b>2,293</b>	<b>2.8%</b>	<b>67,258</b>	<b>76,453</b>	<b>31,600</b>	<b>883</b>	<b>2.9%</b>	<b>4,118</b>	<b>3.8%</b>
<b>Township:</b>															
Berkshire	93.7%	43.8%	1,488	100.0%	1,097	73.7%	6	0.4%	70,663	71,744	31,496	0	0.0%	12	0.6%
Berlin	91.7%	31.0%	2,342	100.0%	1,735	74.1%	40	1.7%	69,028	77,788	23,765	37	4.1%	182	5.5%
Brown	92.9%	35.1%	955	100.0%	675	70.7%	0	0.0%	63,456	59,922	24,557	9	2.4%	39	3.2%
Concord	94.6%	41.6%	3,006	100.0%	1,969	65.5%	95	3.2%	79,169	83,671	28,851	28	2.6%	83	2.5%
Delaware	86.1%	33.4%	1,272	100.0%	946	74.4%	10	0.8%	60,372	74,844	26,052	15	3.4%	39	2.7%
Genoa	95.9%	49.8%	8,263	100.0%	6,210	75.2%	59	0.7%	94,167	97,113	39,905	18	0.5%	71	0.6%
Harlem	90.1%	23.6%	2,752	100.0%	1,978	71.9%	30	1.1%	55,080	58,375	24,151	35	3.1%	136	3.7%
Kingston	91.4%	22.9%	1,248	100.0%	921	73.8%	0	0.0%	68,750	70,679	22,829	0	0.0%	44	2.6%
Liberty	96.3%	58.6%	6,908	100.0%	4,989	72.2%	27	0.4%	89,787	103,903	46,654	27	1.0%	181	2.0%
Marlboro	81.9%	15.1%	245	100.0%	145	59.2%	0	0.0%	29,514	36,750	16,851	13	18.8%	62	22.8%
Orange	97.2%	54.1%	8,852	100.0%	7,103	80.2%	141	1.6%	74,612	83,996	33,240	184	5.3%	626	5.1%
Oxford	86.9%	17.5%	644	100.0%	392	60.9%	11	1.7%	47,100	52,727	20,247	2	0.8%	4	0.5%
Porter	92.6%	24.9%	1,271	100.0%	942	74.1%	16	1.3%	70,949	71,359	25,301	24	4.9%	76	4.8%
Radnor	94.3%	20.5%	1,029	100.0%	701	68.1%	6	0.6%	55,089	56,607	35,456	8	1.9%	23	1.7%
Scioto	74.4%	24.5%	1,542	100.0%	1,117	72.4%	54	3.5%	54,706	64,196	25,440	20	3.3%	112	5.5%
Thompson	91.4%	28.8%	491	100.0%	356	72.5%	11	2.2%	57,639	61,080	22,985	0	0.0%	24	3.9%
Trenton	90.3%	26.3%	1,633	100.0%	1,191	72.9%	17	1.0%	62,500	68,676	24,792	12	1.9%	57	2.7%
Troy	65.9%	15.1%	1,674	100.0%	1,168	69.8%	16	1.0%	51,951	60,938	23,421	12	1.8%	75	3.6%
<b>Total Township</b>	<b>93.9%</b>	<b>42.4%</b>	<b>45,615</b>	<b>100.0%</b>	<b>33,635</b>	<b>73.7%</b>	<b>539</b>	<b>1.2%</b>				<b>444</b>	<b>2.5%</b>	<b>1,846</b>	<b>3.8%</b>
<b>City &amp; Village:</b>															
Delaware	87.7%	26.8%	19,516	100.0%	12,737	65.3%	1,514	7.8%	46,030	54,463	20,633	304	4.8%	1,704	7.3%
Galena	84.0%	20.4%	236	100.0%	162	68.6%	6	2.5%	46,250	49,500	20,163	4	4.8%	29	9.6%
Sunbury	83.3%	18.2%	2,018	100.0%	1,296	64.2%	19	0.9%	46,477	50,750	18,861	32	4.1%	122	4.7%
Shawnee Hills	87.8%	29.3%	333	100.0%	242	72.7%	4	1.2%	52,222	70,179	25,266	6	5.4%	32	7.8%
Powell	98.8%	68.6%	4,093	100.0%	2,999	73.3%	62	1.5%	115,904	117,801	46,257	8	0.4%	24	0.4%
Ashley	80.2%	8.0%	881	100.0%	598	67.9%	21	2.4%	39,239	42,312	15,513	33	10.2%	155	12.7%
Ostrander	66.1%	11.3%	272	100.0%	223	82.0%	3	1.1%	49,583	49,375	27,751	6	6.3%	21	5.8%
Dublin	96.4%	69.3%	3,251	100.0%	2,121	65.2%	56	1.7%	127,820	135,545	58,462	21	1.6%	81	1.8%
Westerville	93.1%	56.3%	4,170	100.0%	3,070	73.6%	58	1.4%	104,250	108,582	38,280	25	1.5%	104	1.8%
Columbus	89.8%	49.1%	1,658	100.0%	1,497	90.3%	11	0.7%	58,696	71,250	30,964	0	0.0%	0	0.0%
<b>Total Incorporated</b>	<b>91.5%</b>	<b>39.3%</b>	<b>36,428</b>	<b>100.0%</b>	<b>24,945</b>	<b>68.5%</b>	<b>1,754</b>	<b>4.8%</b>				<b>439</b>	<b>3.3%</b>	<b>2,272</b>	<b>3.9%</b>

NOTE: 1. All demographic and social economic statistics are from 2000 U.S. Census, adjusted by DCRPC to exclude incorporated statistics from township totals.

2. For detailed Table DP-1 to DP-4 for each jurisdiction, please check DCRPC web site at [www.dcrpc.org](http://www.dcrpc.org).

\* Civilian labor force consists of all civilians 16 years or older who are either employed, or seeking employment.

### Census Facts:

- Delaware County's poverty rate was 3.3% in 1999.
- Trenton Township's poverty rate was 1.9 %
- Delaware County has the highest educational attainment rate of any central Ohio county. 91.5% of the population is a high school graduate. 39.3% of the population has a Bachelor's or higher college degree. By comparison, combined college level attainment in other counties is: Franklin: 26.6%; Fairfield: 15.5%; Licking:13%; Madison: 9%; Pickaway: 9%; and Union: 12%. (*Business First, 12/11/98*).
- In Trenton Township, 90.3 % of adults have a high school degree, and 26.3% have a Bachelor's degree or higher.
- The April 2000 unemployment rate in Trenton Township was 1 %.

- The median family income in 1999 in Trenton Township was \$68,676.
- The per capita income in Trenton Township in 1999 was \$24,792.
- Delaware county ranked third in the state of Ohio's 88 counties in the highest per capita property taxes, with 1997 revenues of \$1,063.86 per capita. (*Business First*).

## **8.2 Employment by Industry in Delaware County**

Delaware County has a broad-based economy, as described by employment sectors in Table 8.2.

**Table 8.2 Employment by (covered) Industry in Delaware County, 2000**

<b>Employment Category</b>	<b>1998 Employees</b>	<b>% of total</b>
1. Wholesale and Retail Trade	10,259	29.1%
2. Services	8,831	25
3. Manufacturing	4,901	13.9
4. Government	4,618	13.1
5. Finance, Insurance Real Estate	3,027	8.6
6. Construction	2,446	6.9
7. Transportation/Utilities	553	1.6
8. Agriculture (nursery workers)	543	1.5
9. Mining	120	.3

*Ohio Development Department, OBES/LMI place of work data \*This does not include all employment.*

**Table 8.3 Major Employers, Delaware County**

<b>Employer</b>	<b>Employment Sector</b>	<b># Employees</b>
Advance Auto Parts	Vehicle Parts	304
American Showa	Manufacturing (vehicle suspensions)	375
Bank One	Finance	1,000
Cigna	Insurance	450
Delaware City BD of Education	Government	559
Delaware County	Government	810
General Castings	Manufacturing	425 (1998)
Grady Memorial Hospital	Service (medical)	657
Liebert	Manufacturer, cooling systems	300 (1998)
Mid West Acoust-A-Fiber	Manufacturing	160 (1998)
Nippert	Manufacturing (Copper processing )	300 (1998)
Ohio Wesleyan University	Service (Higher Education)	495
Olentangy Schools	Education	672

PPG Industries	Manufacturing (paint)	563
State of Ohio	Government	891 (1998)
Wal Mart #2725	Retail	465
Western Auto	Trade (vehicle parts)	400

*Delaware County Chamber of Commerce*

## **8.2 Trenton Township Economy**

Trenton Township's economy was historically based on agriculture. Some commercial land uses have been planned, zoned and developed along U.S. 37 and in the centers of Condit and North Condit.

**Table 8.4 Businesses in Trenton Township, by Windshield Survey, October 2001:**

<b>Business Name</b>	<b>Business Type</b>
Anna's Market	Retail grocer
Auto Tech	Car repair
Beech Acres Camp	
Beekist Market	Butcher
Dolls by Design	Doll store
CCC Fruit Farm	Fruit farm
Carter Lumber	Lumber company
Cherry Hill	
Classic Design Auto Body	Automobile restoration – antique and classic
J.E. Evans Photo	Photography services
Coreen's Ceramics	
Dannahed Landscaping	Landscaping company
Walker Training Stables	Horse stables and training
Heston's Greenhouse	Greenhouse
Wayne's Auto Center	Automobile Repair and Service
Success Acres Horses	Horse stables and training – Hood and vent cleaning
JJ Carpet	Carpet and rug dealers - new
Whitesell Body Shop	Automobile body repairing and painting
PDQ Electric	Electric contractors
Outdoor Sportsman	Sporting goods - retail
Red Sales	Automobile dealer – used cars

Trenton Township has the possibility for additional economic development on or with access to U.S. 36 and S.R. 37. Access management (limiting left turn movements and combining curb cuts) will be important for safe traffic flow. Because there is currently no county sanitary sewer service in Trenton Township, commercial and industrial development is likely to be limited to those use that do not need sewer.

If lands could be served by a privately constructed OEPA approved centralized sanitary sewer system that is dedicated to the county for ownership and maintenance, then the commercial and industrial tax base could be expanded.

**8.3 Agricultural Component of the Delaware County Economy**

Agriculture is still the largest land use (by acreage) in Delaware County. It is also still a significant land use in Trenton Township. In 1998 the Delaware County Commissioners appointed an Agricultural Preservation Task Force to study the issue of loss of farmland and to prepare a strategy for agricultural preservation. The Task Force determined that:

“Over a 15 year period, 1982-1997, agriculture in Delaware County has been constant in that it is still a family owned industry and it is still a vibrant economical resource with sales of over \$64 million in 1997. However, there has also been a great amount of change in the industry over those 15 years. The number of farmland acres in Delaware County has continually declined. In 1997, 160,770 farm acres remained in Delaware County. The farmland acres that remain are no longer owned by the farm operators, but are rented from someone outside the farming operation. To compensate for this loss of farmland, farmers have turned to producing higher value crops, added value products and direct marketing. Farm commodity production is becoming polarized with the loss of livestock operations and a move toward crop production. This loss of diversity will increase the chances that a commodity specific issue will dramatically impact the total Delaware County agricultural sector” (page 20, *Delaware County Farmland Preservation Plan*, June 2000).

**Table 8.5 Amount of Agricultural Land in Delaware County**

Delaware County – Total Acreage	283,700
Delaware Co. Agricultural Acres (1998-Ohio Dept. Dev.)	179,000
Percent of Delaware County Acres in Agriculture	63%
Ohio Acreage in Agriculture, 1998	15,100,000 acres
Delaware County’s Share of Total Ohio Agricultural Acres	1.2 %

**Table 8.6 Census of Agriculture, Loss of Farmland in Delaware County**

<b>Period</b>	<b>Land in Farms</b>
1982-92	-10 %
1974-92	-11 %
1964-92	-18 %
1954-92	-31 %
1945-92	-39 %

*1995 Ohio Dept. of Agriculture Annual Report*

Agriculture represented 770 farms in 1999 according to the Delaware County Farm Bureau. The 1997 Census of Agriculture reports a much lower number of 627 farms. These employees (most are family farmers) represent an estimated 3% of the total Delaware County labor force (770 farms, @ 2 full time workers/farm = 1440 farm workers; 1440/47,800 total labor force = 3%).

In 1997, the total value of all non-farm sector sales/receipts/shipments in Delaware county was \$3,506,597,000 (Source: Delaware County Economic Development/US Census Bureau County Business Patterns and Economic Conditions). Total 1998 cash receipts for all agricultural production in Delaware County in 1998 was \$55,195,000. This represented 1.6% of the total sales/receipts for the county.

The US Bureau of Economic Analysis reported in May 1999 that non-farm personal income in Delaware County in 1997 was \$2,625,058,000, and Farm income was \$22,431,000.

**Table 8.7 Agricultural Change 1950-97 in Delaware County**

Land Use	% Change
Cropland	-18%
Permanent Pasture	-92%
Woodland	-39%
Other Land	-60%
<b>Total land in farms</b>	<b>-38%</b>

*1995 and 1999 Ohio Department of Agriculture Annual Report*

**Table 8.8 Delaware County Agricultural Comparison: 1994 & 2000**

	1994	1998
Number of Farms	710	770
Average Farm Size	254 ac	227
Total Land in Farms	180,000 ac	175,000
Fertilizer Deliveries	10,615 tons	21,534 tons
Commercial Grain Storage Capacity	562,000 bushels	317,000 bushels

*1995 and 1999 Ohio Department of Agriculture Annual Report*

**Table 8.9 Highlights of Agriculture: 1997 and 1992**

<i>1997 CENSUS OF AGRICULTURE</i>		
<b>HIGHLIGHTS OF AGRICULTURE: 1997 AND 1992 DELAWARE COUNTY, OHIO</b>		
	ALL FARMS	
	1997	1992
Farms (number)	627	688
Land in farms (acres)	160,770	169,017
Average size of farm (acres)	256	246
Value of land and buildings		
Average per farm (dollars)	721,125	590,444
Average per acre (dollars)	3,019	2,352
Estimated market value of all machinery and equipment		
Average per farm (dollars)	53,398	52,406
Farms by size:		
1 to 9 acres	56	69
10 to 49 acres	206	216
50 to 179 acres	175	200
180 to 499 acres	101	105
500 to 999 acres	53	55
1,000 acres or more	36	43
Total cropland (farms)	578	640
Acres	144,511	151,347

**Table 8.10 Delaware County Agricultural Production: Comparison, 1994 & 1998**

Crop	1994 Acres	1998 Acres	1994 Production	1998 Production
<b>Corn (grain)</b>	43,300	41,000	5,000,600 Bu	5,246,800 Bu
<b>Soybeans</b>	72,200	75,000	2,255,700 Bu	2,832,000 Bu
<b>Wheat</b>	18,800	12,300	969,100 Bu	929,000 Bu
<b>Oats</b>	-	-	-	-
<b>Hay</b>	8,300	8,100	21,100	21,800 ton

*1995 and 1999 Ohio Department of Agriculture Annual Report*

**Table 8.11 Delaware County Cash Receipts from Marketing of Farm Commodities**

Crop	1994	2000
<b>Corn</b>	\$13,921,000	\$10,607,000
<b>Soybeans</b>	21,208,000	14,674,000
<b>Wheat</b>	3,353,000	1,917,000
<b>Oats and Hay</b>	633,000	649,000
<b>Other Crops</b>	14,393,000	13,581,000
<b>Dairy and Milk</b>	2,687,000	1,955,000
<b>Cattle and Calves</b>	1,828,000	1,231,000

<b>Hogs and Pigs</b>	2,808,000	2,787,000
<b>Poultry and other Livestock</b>	953,000	578,000
<b>Total</b>	<b>\$61,784,000</b>	<b>\$47,979,000</b>
<b>Average per farm</b>	<b>\$84,635</b>	<b>\$62,311</b>

*1995 and 1999 Ohio Department of Agriculture Annual Report*

**Observations about the Agricultural Impact on Delaware County’s Economy in 1998:**

- 60% of the land was in agriculture
- 1.9% (estimated) of the labor force was in agriculture
- 1.3% of the total cash county receipts for production of goods and services was in agriculture
- .85 % (less than one percent) of total county personal income was in agriculture
- Agriculture is still a large land use, but it is becoming a smaller portion of the local economy.

**8.4 Local Housing and Real Estate Market**

Delaware County’s housing market has been strong for two decades. The townships have primarily provided upscale single family housing, while the cities of Delaware and Columbus have provided more moderate income and middle class housing.

The Mid-Year Greater Columbus Blue Chip Economic Forecast (August 16, 2000, Greater Columbus Chamber of Commerce) warned that the declining ability of residents to find affordable housing threatens the Greater Columbus economic expansion. As reported in *Business First* (8/25/00) “even with high average incomes and large down payments, the majority of newly built homes in Greater Columbus are economically out of reach for most regional residents. A household making \$40,300, the average income for the region, and placing a 20 percent down payment on a home could afford only 4 percent of the area’s new houses.”

In the townships of Delaware County (see Summary Statistics of Rezoning and Subdivision, Chapter 3) there were 14,639 lots in the subdivision “pipeline” for approval on 4/30/2002. Based upon a three-year average absorption of 1974 new lots in the unincorporated townships, the 14,639 house-lots represents a 7.4 year supply. If too much high-end housing is offered to the market, and if demand becomes reduced by weakness in the local, state and national economy, the Delaware County real estate economy could suffer. It is too soon and too difficult to predict at this moment (November, 2002).



## **8.5 Economic Development in Delaware County**

### **Enterprise Zones**

Delaware County's established enterprise zone program provides tax abatements in return for guaranteed job creation. The enterprise zone program has been successful in creating 1,392 new jobs at 28 of 30 firms receiving abatements as of 12/31/99 (*Delaware Gazette*, 4/12/00). The four enterprise zones in Delaware County are in Orange Township, city of Delaware, Westerville, and the village of Sunbury.

**Table 8.12 Summary of Enterprise Zone Data, 2000**

	Agreements	Jobs				New Payroll (000's)		Investment (000's)			
		Retained		Created		Committed	Actual	Real Property		Personal Property	
		Committed	Actual	Committed	Actual			Committed	Actual	Committed	Actual
<b>CITY OF DELAWARE</b>	18	329	345	867	534	\$21,404	\$13,525	\$29,570	\$40,101	\$110,062	\$81,383
<b>VILLAGE OF SUNBURY</b>	3	0	25	94	69	\$1,931	\$1,374	\$3,726	\$5,749	\$0	\$10,956
<b>ORANGE TOWNSHIP</b>	9	206	329	1,005	578	\$25,404	\$20,124	\$26,643	\$36,280	\$66,945	\$108,286
<b>CITY OF WESTERVILLE</b>	1	0	104	100	165	\$1,700	\$4,607	\$3,650	\$4,609	\$31,000	\$16,157
<b>County Totals:</b>	31	535	803	2,066	1,346	\$50,439	\$39,629	\$63,589	\$86,738	\$208,007	\$216,782

## **8.6 Township Receipts of County Tax Revenue**

Townships receive a portion of the commercial and industrial taxes collected by the county. Tax rates within townships can be different based on the school district boundaries. Trenton Township is mostly within the Big Walnut district, which suggests that the tax rate is the same throughout the township. For example, the portion of Concord Township that falls within the Olentangy School District receives 21.3% of commercial/industrial. Orange Township receives 22% and the portion of Genoa Township which is in the Westerville District receives 21.3%. To apply this to one commercial example, the Meijer on US 23 paid a total of \$196,373.00 in real estate taxes for 2002, of which Orange Township would receive roughly \$43,200.

## **8.7 Trenton Township Future Economic Development**

Trenton Township could:

- Investigate the possibility of a Joint Economic Development District (JEDD) with the village of Sunbury for lands that could be served by sewer east of the city.
- Consider future commercial development served by on-site (i.e. zero discharge, land application sewer systems) at locations not served by county sewer.

- Prevent the oversupply of commercial property before there is an apparent market need by zoning only for planned commercial uses when there is a known end user. Phasing of large projects helps the incremental absorption of the land costs to the developer and avoids oversupply of product.

## Chapter 9

# Roads and Transportation

### **Map 9.1 Trenton Township Rural Roads**



*Source: Delaware County Engineer*

### **9.1 General Information**

Trenton Township's original road network was laid out in the nineteenth century. All development in the township has taken place along these original farm roads. As the area develops from a rural to a suburbanizing community, the function of these original roads is changing from farm-to-market roads to collector or arterial streets. As traffic counts increase, roadway improvements and new roads will be needed.

### **9.2 Rural versus Urban Roads**

Trenton township's rural roads generally range from 16'-20' in width within a 50'-60' wide right-of-way, which is adequate for drainage ditches and widening two lane roads.

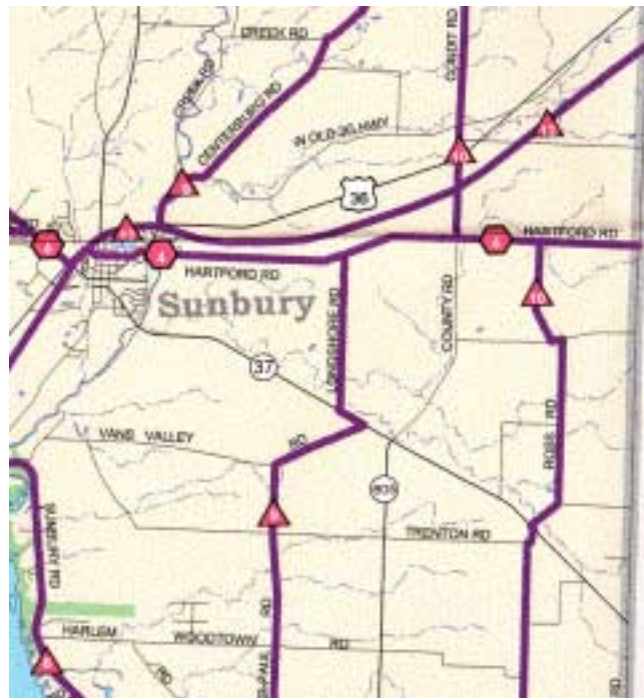
### **9.3 Bus Service**

Automobiles are the primary means of transportation in Trenton Township. The Delaware Area Transportation Authority (DATA) offers an on-call non-scheduled bus service from point-to-point in the county. A Central Ohio Transit Authority linkage from Crosswoods delivers bus riders to any COTA stop in Franklin County. As the township grows, new transportation options should be considered.

**9.4 Bikeways** No bikeways exist in the township. The Mid Ohio Regional Planning Commission (MORPC) has prepared a regional bikeway plan for Franklin and Delaware Counties, in hopes of obtaining Transportation Equity Act 21 funding. The draft bikeway plan recommends four bikeways along in Trenton Township:

- **North-South #9**, which follows Miller-Paul, Longshore and Centerburg Roads.
- **North-South #10**, which follows Ross and Condit Roads.
- **North-South #12**, which follows the abandoned Conrail Railroad Line. This would be an extension of a trail that exists in Westerville and extends through Genoa Township toward Sunbury. The organization Friends of the Trail is working with Sunbury toward property acquisition and funding sources. One option includes pedestrian bridges over Route 37 and Big Walnut. The trail would link the schools in southern Sunbury with the Square and athletic fields.
- **East-West #4**, which follows Hartford Road.

### **Map 9.2 MORPC Regional Bikeway Plan for Trenton Township**



**9.5 Road Maintenance**

Trenton Township roads are maintained by various authorities:

- Federal and state roads are maintained by District 6, Ohio Department of Transportation.
- The Delaware County Engineer maintains county roads.
- The Township maintains township roads.
- Homeowner associations maintain private subdivision roads.
- Common Access Driveways (CADs) are private roads serving 2-5 lots, maintained by the lot owners.

**9.6 Federal and State Roads**

- a.) **S.R. 37** – 4.8 miles of S.R. 37 passes through Trenton Township. The highway connects Delaware to Licking County and Newark. This road is heavily traveled with trucks carrying interstate commerce and passenger vehicles.
- b.) **U.S. 36/S.R. 3** – U.S. 36 and State Route 3 follow the same path through Trenton Township, with about 5.2 miles of highway. Route 3 comes out of Columbus and Route 36 comes from Delaware. From the township, they proceed into Knox County and on to Mt. Vernon. This route is traveled with trucks and cars but to a lesser degree than U.S. 37.
- c.) **SR 605** – Over 5.4 miles of State Route 605 serve north/south traffic in the township and through the whole county. The intersection of State Routes 605 and 37 in the southeastern portion of the township was recently listed as one of the most dangerous intersections in the greater Columbus area. *Source: Columbus Dispatch 11/24/02*

**9.7 County Roads**

The Delaware County Engineer maintains 8 county roads in Trenton Township (see Table 9.1).

**Table 9.1 County Roads and Conditions in Trenton Township, 2000** *Source: ODOT Road Inventory 2000*

Route #	Road Name	Surface Width	Road Width	Surface Type
16	Condit Road	19	27	I, H2
18	Miller-Paul Road	16	22	G2
19	Vans Valley Road	16	24	G2
24	S. Old 3C Hwy	18, 20	24, 28, 30	I, G2
42	Hartford Road	16, 20	20, 24, 26	I, G2
46	Meredith State Road	14, 18	24	H2
48	Centerburg Road	16	28	H2
51	N. County Line Road	16, 18, 20	24, 26, 28	H2

Road carrying capacity is determined by the width of the paved surface and the number of lanes. The speed of the road is generally determined by such factors as road width, pavement conditions, curve radii, topography, number of driveways and cross traffic movements.

Future land development will lower the level of service (LOS) of county roads. Upgrades will be needed to keep pace with the increased traffic counts. Population density has a direct relationship to trip generation on local roads. Table 9.2 shows the relationship between minimum lot size (units/acre) and population per square mile.

**Table 9.2 Dwelling Unit Density Per Acre and the Equivalent Population per Square Mile**

# Units/acre x	#Persons/unit x	% Developable/ac x	Acres/ Square Mile =	Population per Square Mile
.2	2.7	95 %	640	328
.5	2.7	90 %	640	778
1	2.7	90 %	640	1555
1.25	2.7	85 %	640	1836
1.5	2.7	85 %	640	2203
2	2.7	85 %	640	2938
3	2.7	80 %	640	4147
4	2.7	80 %	640	5530
5	2.7	80 %	640	6912
6	2.7	80 %	640	8294

Engineers anticipate the size of road needed to serve a calculated density of population. A generalized table for road size versus population density at full build-out is provided in Table 9.3 (*Author: Scott Pike, Delaware County Engineer's Office*).

**Table 9.3 Road Size and Type Needed to Serve Specific Population Density/Square Mile**

Density (Units/ac)	Average Annual Daily Trips/ Square Mile	Directional Design Hour Traffic	Level of Service	Road Class Required	Calculation # lanes each direction	Actual # of lanes	Width Needed (feet) *
.2	1,220	139	A	Local	0.24	2	38'
			C		0.11	2	38'
			E		0.08	2	38'
.5	2,880	328	A	Collector	0.56	2	38'
			C		0.27	2	38'
			E		0.19	2	38'
1	5,760	655	A	Arterial	1.12	2	38'
			C		0.54	2	38'
			E		0.38	2	38'
1.25	6,800	774	A	Arterial	1.32	4	62'
			C		0.64	2	38'
			E		0.45	2	38'
1.5	8,160	928	A	Arterial	1.58	4	62'
			C		0.76	2	38'
			E		0.54	2	38'
2	10,880	1,238	A	Arterial	2.11	4	62'
			C		1.02	2	38'

			E		0.72	2	38'
3	15,360	1,747	A	Arterial	2.98	6	86'
			C		1.43	4	62'
			E		1.02	2	38'
4	20,480	2,330	A	Arterial	3.97	8	110'
			C		1.91	4	62'
			E		1.36	4	62'
5	25,600	2,912	A	Arterial	4.96	10	134'
			C		2.39	6	86'
			E		1.70	4	62'
6	30,720	3,494	A	Arterial	5.96	12	158'
			C		2.87	6	86'
			E		2.04	4	62'

**\*With 12' lanes and 7' shoulder each side**

**Assumptions:**

1. 8% trucks
2. Level terrain
3. # vehicles per hour per lane = SFL:
 

Level of Service A	650
Level of Service C	1,350
Level of Service E	1,900

**Conclusions from Table 9.3:**

- When average densities reach 3 dwelling units per acre, four-lane arterial roads are needed to maintain Level C.
- When densities reach 1.25 dwelling units per acre, four-lane arterial roads are needed to maintain Level A.
- When densities remain less than 1 dwelling unit per acre, two-lane arterial roads can handle traffic with Level A.

**9.8 Township Roads**

The Township currently maintains twelve roads, of which five are major or minor collectors. According to the Delaware County Engineer, all township and county local and collector roads should be at least 20 feet of surface width with an additional shoulder of five to seven feet. Many county and township roads do not meet this standard.

County standards permit a Low Volume, Low Density (LVLD) road width of 18' of pavement within a 50 foot right of way provided that there are no more than 15 homes served, and no possibility of future connection.

Trenton Township zoning and County subdivision regulations also allow for frontage to be provided on a Common Access Driveway (CAD). The CAD is (current regulations) a 12 foot wide gravel surface driveway within a 60 foot wide easement. The CAD may serve 3 lots, or up to 5 lots if two frontage lots satisfy the full frontage requirement on an adjacent public road, but take access from the CAD. The CAD is intended to be a relief valve for odd shaped or environmentally constrained land where a regular road, or an LVLD would be economically unfeasible.

**Table 9.4 Trenton Township Roads 2000** *Source: ODOT Road Inventory 2000*

Route #	Road Name	Surface Width	Road Width	Surface Type
22	Trenton Road	16	24	H2
29	Green-Cook Road	16, 18	22	F, H2
29	Ross Road	16	22	G2, H2
29	Murphy Road	18	22	H2
41	Boston Road	18	22	G2
42	Dent Road	18	24	H2
43	Murphy Road	14	24	F
45	Longshore Road	16	24	H2
50	Stockwell Road	12, 14, 16	16, 20	E2, G2, H2
50	Patrick Road	16	22	G2
53	Creek Road	18	22	G2
255	Perfect Road	16	22, 24	G2

- E2 Gravel or stone road
- F Bituminous surface treated road
- G1 Mixed bituminous combined base with surface under 7"
- G2 Mixed bituminous combined base with surface 7" or more
- H1 Bituminous Penetration combined base under 7"
- H2 Bituminous penetration combined base 7" or over
- I Bituminous concrete sheet asphalt or rock asphalt road

**9.9 Functional classifications.**

The Delaware County Engineer’s 1999 **Design Standards** identify definitions for road functional classifications. The 2000 Delaware County Thoroughfare Plan identifies arterial and collector streets (see foldout map titled Delaware County and City **Thoroughfare Plan Functional Classification** of Roadways and Alternatives).

**From the Design Standards Definitions:**

**Arterial roads** have the primary purpose of carrying through traffic to and from residential, commercial, and industrial areas and the secondary purpose of providing access to abutting property. They are usually a continuous route carrying heavy loads and Average Daily Traffic (ADT) in excess of 3,500 vehicles.

**From the Thoroughfare Plan Functional Classification Map:**

- Major arterial roads in Trenton Township: SR 3/US 36, SR 37, SR 605.
- Minor arterial roads in Trenton Township: Hartford Road, North County Line Road.



**From the Design Standards Definitions:**

**Collector roads** have the primary purpose of intercepting traffic from intersecting local streets and handling this movement to the nearest major collector or arterial street. Average Daily Traffic typically range from 1,500 to 3,500 vehicles, with AM peak hour traffic about 7-8% and PM peak hour of 10%.

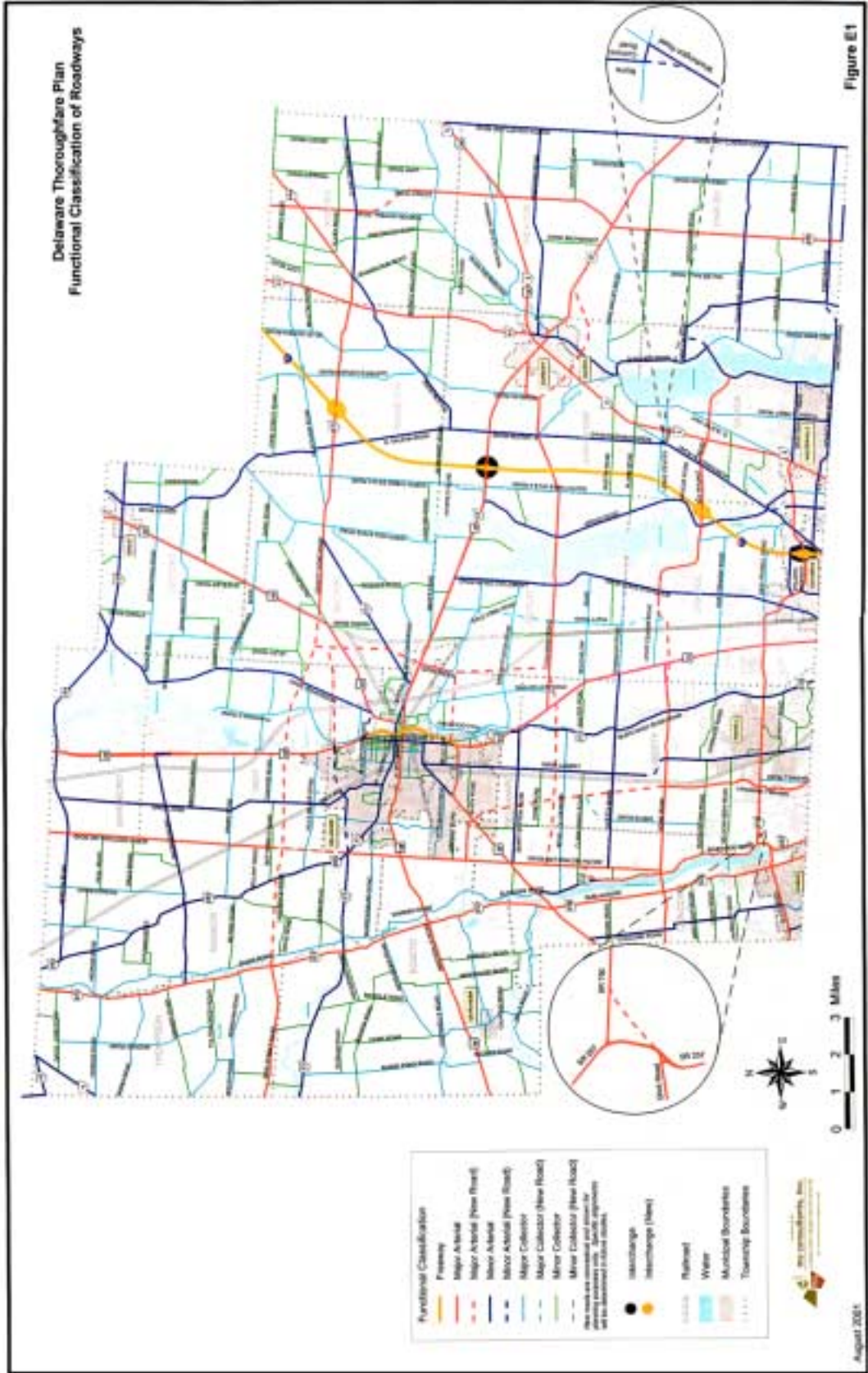
**From the Thoroughfare Plan Functional Classification Map:**

- Major collector roads in Trenton Township: Centerburg Road, North Old 3C Highway, Green-Cook Road and Murphy Road.
- Minor collector roads in Trenton Township: Creek Road, Meredith State Road, Murphy Road, Longshore Road and Trenton Road.

**From the Design Standards Definitions:**

**Local Streets** represent the lowest category. Their primary function is to serve abutting land use. Typical ADT's range from 100 to 1,500 vehicles. Local streets are further classified as Loop, Through and Cul-de-sac.

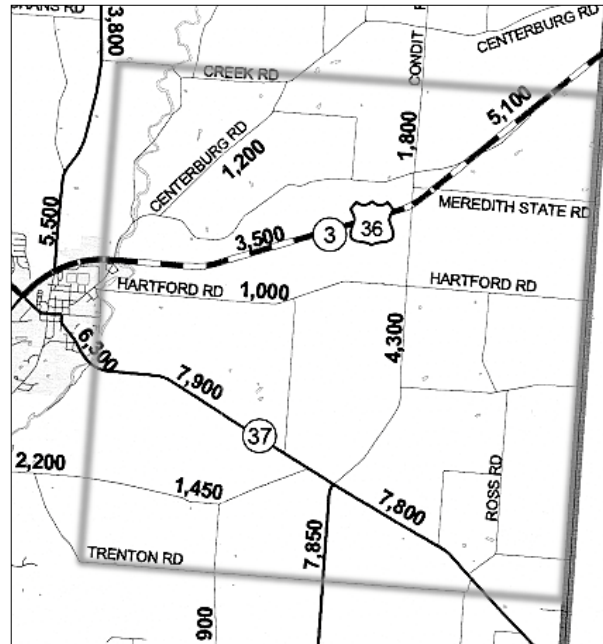
**Local street examples:** Dent Road, Boston Road, Ross Road, Perfect Road and Rattlesnake Drive.



## 9.10 Traffic Counts

Map 9.3 shows traffic counts taken on arterial and collector roads in 1995. This map is from the 2001 Thoroughfare Plan.

### Map 9.3 Trenton Township 1995 Traffic Counts



## 9.11 Access Management

Access management is the practice of limiting curb cuts to major roads to prevent conflicting turning movements and maintain safe traffic flow. The Ohio Department of Transportation (ODOT) has some authority for restricting access to state highways. According to ODOT, poor access management can reduce highway capacity to 20% of its design. Delay is as much as 74% greater on highways without access management. 60% of urban and 40% of rural crashes are driveway and intersection related.

### ODOT Access Management Principles:

- Regulate the location, spacing and design of drives.
- Space access points so they do not interact with each other.
- Provide adequate sight distance for driveways.
- Use appropriate curve radius, lane widths, driveway angle.
- Provide turn lanes to separate conflict points for acceleration, deceleration, & storage lanes.
- Prohibit some turns in critical areas; relocate that activity to a less conflicted point.

- Restrict driveways to fewer than 30 per mile (every 350 lineal feet maximum).
- Use feeder roads to relocate critical movements and to handle short trips parallel to the main road.
- Locate driveways away from intersections to reduce conflicts (corner clearance).
- Use right in, right out drives to prevent unwanted left turns across traffic.
- Use zoning with access management to develop good site plans.
- Connect parking lots; share driveways.
- Use frontage roads to connect commercial traffic, and keep it parallel to the main road.
- Connect frontage roads to collector streets at properly spaced intersections.
- Use “backage” roads as rear access roads connecting commercial uses.
- Avoid individual, closely spaced curb cuts to “bowling alley” lots.
- Use the 30-curb cuts/mile standard, or maximum of one access each 350 feet.
- Avoid disconnected street systems.
- Encourage internal access to out-parcels.
- Minimize the number of traffic signals. Two per mile is ideal (half mile spaced).
- Use medians to separate traffic flows.
- Coordinate access permit review between ODOT, local zoning and building departments

State and County highway corridor offer potential commercial tax base to Trenton Township. When new sites are zoned for commercial use, access management is imperative. Access management practices are appropriate for driveway cuts on all arterial roads. The Delaware County Engineer is considering access management standards for new driveway cuts on certain County Roads. Pending HB366 would empower counties to regulate driveways on county roads.

### **9.12 Future Roads- The Thoroughfare Plan**

“Original” farm-to-market county and township roads are often narrower than new subdivision streets, and sometimes built to a lighter load bearing standard. The cost of upgrading “original” county and township roads to collector or arterial standards can be factors in land use decisions, although excess traffic by itself is not considered grounds in Ohio to deny a zoning change.

A plan for the major streets or highways, or “Thoroughfare” plan is a tool for counties and townships. The Thoroughfare Plan is enabled by Ohio Revised Code Section 711.10:

“Whenever a regional planning commission adopts a plan for the major streets or highways of the county or region, then no plat of a subdivision of land within the county or region, other than land within a municipal corporation”...“shall be recorded until it is approved by the regional planning commission.”

The Southern Delaware County Thoroughfare Plan was adopted in 1988. In December 2001, the Delaware County Thoroughfare Plan was adopted by the Delaware County Commissioners. The Thoroughfare Plan recommends one change in Trenton Township.

#### **2001 Delaware County Thoroughfare Plan Recommendations**

- Alternative N is an extension of Cheshire Road to the southeast, intersecting with State Route 3 between Sunbury and Galena and continuing east to connect with SR 37 between Walnut Road and Longshore Road. This essentially would be a southern Sunbury bypass.

#### **9.13 Other Road Related Issues**

As Delaware County grows, traffic increases. Traffic generation is one consideration in rezoning requests, but by itself is not a valid reason to deny a zoning.

#### **Traffic considerations to re-zonings:**

**Patterns of Development** – Traffic can be reduced by the design of the development and the mix of land uses. Low density (one acre lots or larger) development generates significant traffic per unit, but the number of units is modest overall. In large developments with densities greater than one unit per acre a mix of local convenience commercial uses and a network of sidewalks, trails and bike paths can reduce auto trips. Consideration should be given to neo-traditional development patterns (see Chapter 13) for planned developments with densities greater than one unit per acre. A combination of a grid street core, with curvilinear edges may allow for the preservation of open space. A typical home in an exclusively residential area generates 10 or more trips per day. A home located in a neighborhood that is designed to be convenient for walking and biking with mixed commercial and service uses can reduce auto trips to as little as 4 trips per home per day.

**Traffic Impact** – New development proposals should be assessed for their trip generation. An assessment using ITE trip generation rates should be submitted by the developer as part of any planned development. As a general rule, if the trip generation is more than 1000 vehicles per day, a full-fledged traffic study should

be performed to determine the impact and mitigation measures needed. Current level of service (LOS) and post development LOS should be compared. Roads should not be degraded below LOS C on a scale of A-F.

Impact Fees - Ohio planning and zoning legislation does not currently empower townships to charge impact fees to offset costs of service expansion (roads, schools, parks, etc.). Generally, road improvements immediately adjacent to the development can be attributable to the project as part of the subdivision and zoning process. If large impact development proposals do not reasonably offer to mitigate their significant off-site impacts, they may impose an undue burden on the township. In such cases the rezoning may be premature.

**Air Pollution Standards** Delaware County is one of 32 counties in Ohio where air pollution exceeded the 8-hour US EPA air quality standard for ozone. The 8-hour standard has been appealed to the US Supreme Court. If the 8-hour standard is supported by the Court, then there may be substantial impacts on economic development and transportation. Some of the possible consequences:

- a.) loss of federal funding for state infrastructure (roads and other improvements)
- b.) requirement of potentially more expensive, cleaner burning fuels
- c.) use of vapor controls at fueling stations
- d.) emissions testing (E check) of tailpipes (not currently planned)
- e.) voluntary restrictions on travel with staggered work hours, etc.

Project Clear (Community Leadership to Effect Air Emission Reductions) is a community oriented partnership between the Columbus Health Department, The Ohio State University and the Mid Ohio Regional Planning Commission. Project CLEAR will evaluate and recommend strategies to reduce air emissions that contribute to smog and ground level ozone in Central Ohio. Even small details, such as providing tree islands in commercial parking lots, can reduce the incidence of ground level ozone, and should be a consideration in the zoning process when reviewing development plans.

## Chapter 10

### Utilities

#### **10.1 Water**

The Del-Co Water Company, a cooperatively owned private water company established in 1973, serves Trenton Township with potable water. As the county has grown, Del-Co has expanded its service to provide larger diameter water lines for residential and commercial service as well as fire protection.

#### **A. Supply**

Del-Co draws surface water from the Olentangy River and from the Alum Creek reservoir. The water is pumped to up-ground reservoirs on South Old State Road and Olentangy River Road prior to treatment. Wells along the Kokosing River in Knox County provide additional supply.



*Del-Co Water Headquarters and Up-Ground Reservoirs on State Route 315, Liberty Township*

Del-Co has expanded its water supply to keep pace with growth of the county. For example, in 1998 Del-Co added over 1,800 new customers and installed over 63 miles of new water lines. In 1999, the company again added 2,177 additional customers and installed 67 miles of new water lines. Del-Co has constructed a new administrative office building, a million-gallon storage tank in Morrow County and a second water treatment plant on S. Old State Road in Orange Township.

The rapid growth of Delaware County has strained water treatment capabilities during summer months. Del-Co has a current daily treatment and pumping capacity of 17 million gallons per day (mgd). In May of 1999, with a minor drought, demand was 13mgd, with approximately 9 mgd attributed to lawn watering. Because of this, Del-Co is currently maintaining a permanent odd/even day/address sprinkling regulation.

Three future supply locations are planned at the Whetstone River, northwest of Ashley, 400 acres on the Scioto River at SR257 and Donovan Road, and South Old State Road in Orange Township

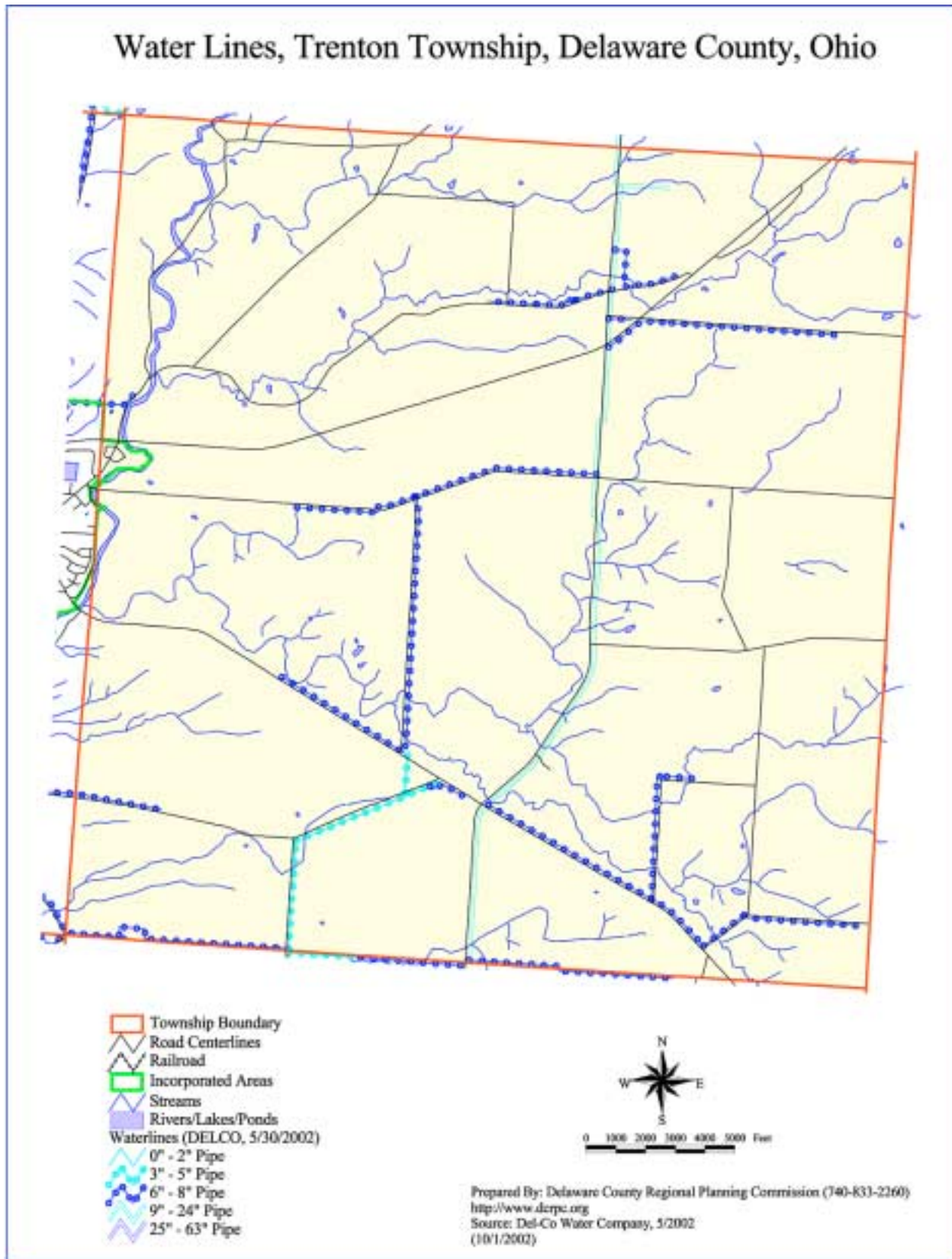
With these new facilities, a total of 38 mgd is Del-Co's long term pumping and treatment capacity. The 1998 service population for Del-Co was approximately 50,000. This is expected to double in twenty years. If water demand also doubles, the peak pumping of 26 mgd would be within the realm of Del-Co's supply and treatment plan. Growth beyond a service population of 140,000 in the villages and townships would require additional supply sources and treatment facilities.

#### **B. Water Lines in Trenton Township**

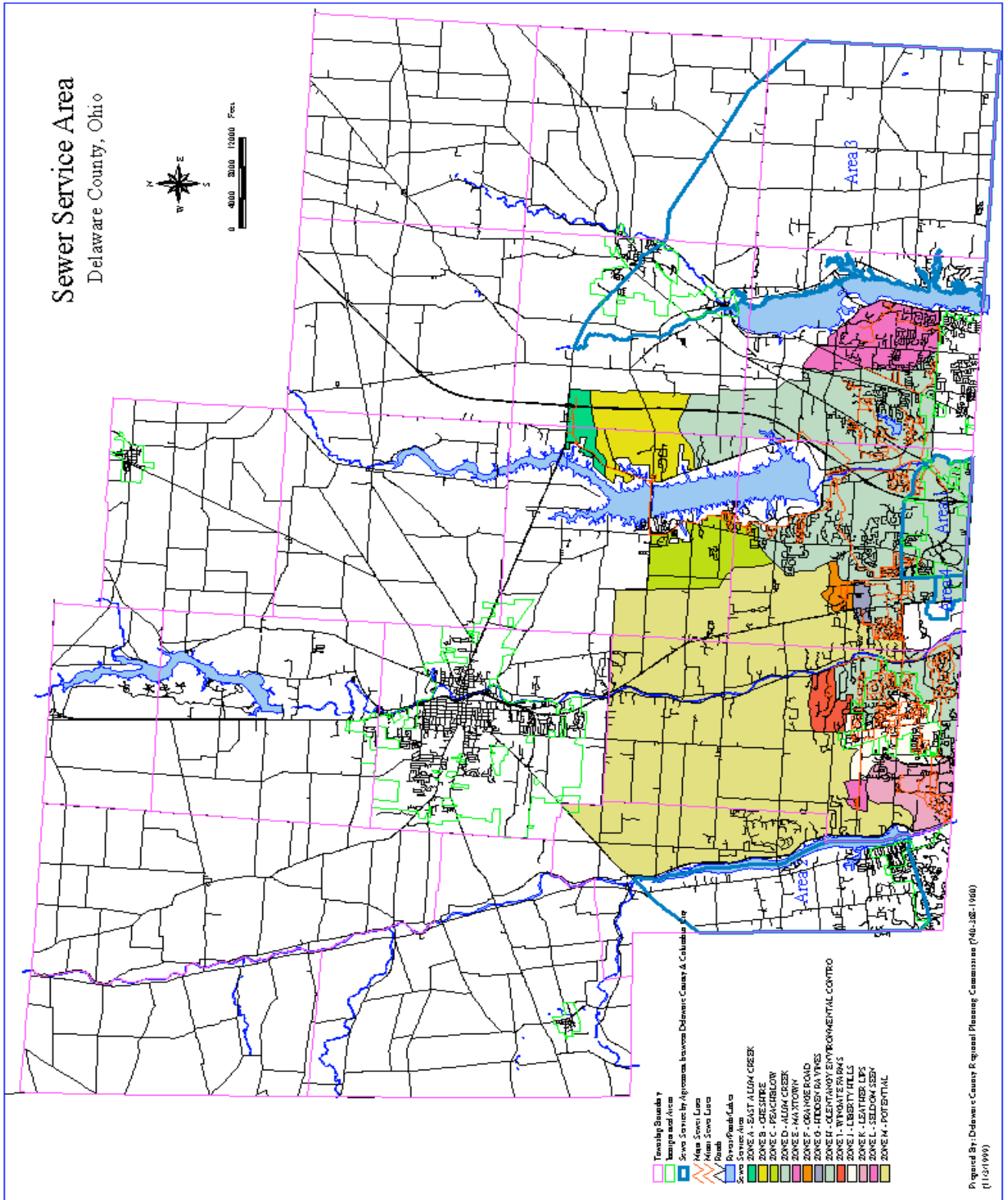
Map 10.1 shows the location and diameter of water lines in the township. Development densities greater than one unit per acre typically require fire hydrants, which require a minimum 6-inch diameter water line.



**Map 10.1 Major Water Lines**



**Map 10.2 Sanitary Sewer Service Area**



## **10.2 Sanitary Sewer**

Trenton Township primarily uses septic systems and leach fields for sewage disposal.

### **A. Facts about Sanitary Service in Trenton Township**

1. The Delaware County Sanitary Sewer Department does not provide sanitary sewer service to Trenton Township.
2. Delaware County currently operates one sewage treatment plant located on the West Bank of the Olentangy River at the Franklin County line. The plant's design capacity is 6 million gallons per day (mgd). No future expansions of this plant are anticipated. This plant will not serve Trenton Township.
3. A second Delaware County sewage treatment plant is located at the northwest corner of Powell Road and I-71 in Orange Township. This plant has a design capacity of 10mgd and serves areas A-E on the Service Area Map. When completed, 3 mgd of sewage was diverted from the Olentangy plant to the Alum Creek plant. There is 7 mgd of *new* capacity for the Alum Creek plant. This plant will not serve Trenton Township.
4. By agreement with Columbus, either Delaware County or Columbus could build an additional sewage treatment plant to serve land east of the Hoover Reservoir and discharge into it. The allowable density is 4 persons (1.37 dwelling units) per acre. The future sewer contract Area 3 would serve a large portion of Trenton Township. Area 3 is depicted on Map 10.2.
5. Delaware County sewage treatment plant capacities are based on the existing sewer sizes. Each of the service areas has an ultimate capacity, based on pipe capacity, and treatment plant capacity.
6. For the purposes of allocating land use density based upon sewer capacity, the following assumptions were made:
  - a. Pump station capacities can be upgraded.
  - b. The pipe that discharges the pump station is not expected to be upgraded.
  - c. The ultimate capacity limitation is the treatment plant capacity.

### **B. Policy Implications for Land Use – County Sewer**

1. The County Commissioners' sewer user policy is "first come, first served". The county sanitary engineer cannot, and does not, police the densities of land uses using the sewer.
2. It is up to the township to determine the density of population by zoning. If the township zones land in sewer service areas for higher densities than the average density based upon residual sewer

- capacity, there will be “holes” in the sewer service area without sewer capacity. In other words, zoning higher densities than the average residual sewer capacity can “rob Peter to pay Paul”.
3. There may come a time when there are more subdivisions approved on paper than there is treatment plant capacity. Since not all approved subdivisions get built, new subdivisions will continue to be accepted for approval until all treatment plant capacity has been purchased in tap fees. Those who obtain subdivision approval but do not record their plats and pay their tap fees may be denied access to county sewer by developers who are more aggressive in paying for their taps as they receive subdivision approval.
  4. The Delaware County Sanitary Engineer is updating the county’s 201 Water Quality Plan. Analysis of soils (see Soil Suitability for Septic Systems map, Chapter 6) indicates less than 3% of the county’s soils are truly viable for long term septic system and leach field usage. Additional sewer expansion is necessary for the preservation of surface water quality and the public health since growth is expected to continue.
  5. Trenton Township must use its planning and zoning to carefully allocate any sewer capacity, should it become available.

**C. Sewer Policy – Ohio Environmental Protection Agency**

Building a centralized sewer system traditionally meant placing sewage in a pipe and sending it to a publicly owned sewage treatment plant that discharged to a running stream.

1. In 1996 the Ohio Environmental Protection Agency changed its anti-degradation requirements for surface discharge from a wastewater treatment plant. This has prompted alternative “zero discharge” centralized sewage disposal systems, such as on-site treatment plants that use the treated effluent to irrigate a golf course. Permits are issued by the OEPA. This action allows an opportunity for cluster development in rural areas with lot sizes smaller than would have been possible without centralized sewers. Tartan Fields subdivision and Scioto Reserve subdivisions use on site treatment plants dedicated to Delaware County , and land application of treated effluents on golf courses.
2. For Trenton Township, if zero discharge sewer systems are proposed within sewer service areas, the land application systems can *augment* the county’s sewer capacity. This means sewer users may be accommodated without building additional county treatment plant capacity.
3. Zero discharge central sewer systems themselves are not a threat. The threat is using zero discharge sewer systems to accommodate zoning for inappropriately high densities in areas

without urban services. This fosters leapfrog suburban development that requires services that cannot be easily or economically provided by the township (fire and police protection, schools, road upgrades, public transportation, shopping, entertainment, and cultural activities).

4. Trenton Township must use its vision of the future, its recommended land use plan and zoning potentially to permit zero discharge centralized sewer systems as accommodations to development *only* when the use and density conform to the township comprehensive plan. Where such systems are permitted, the county should (preferably) be deeded ownership and control of the system for proper maintenance.

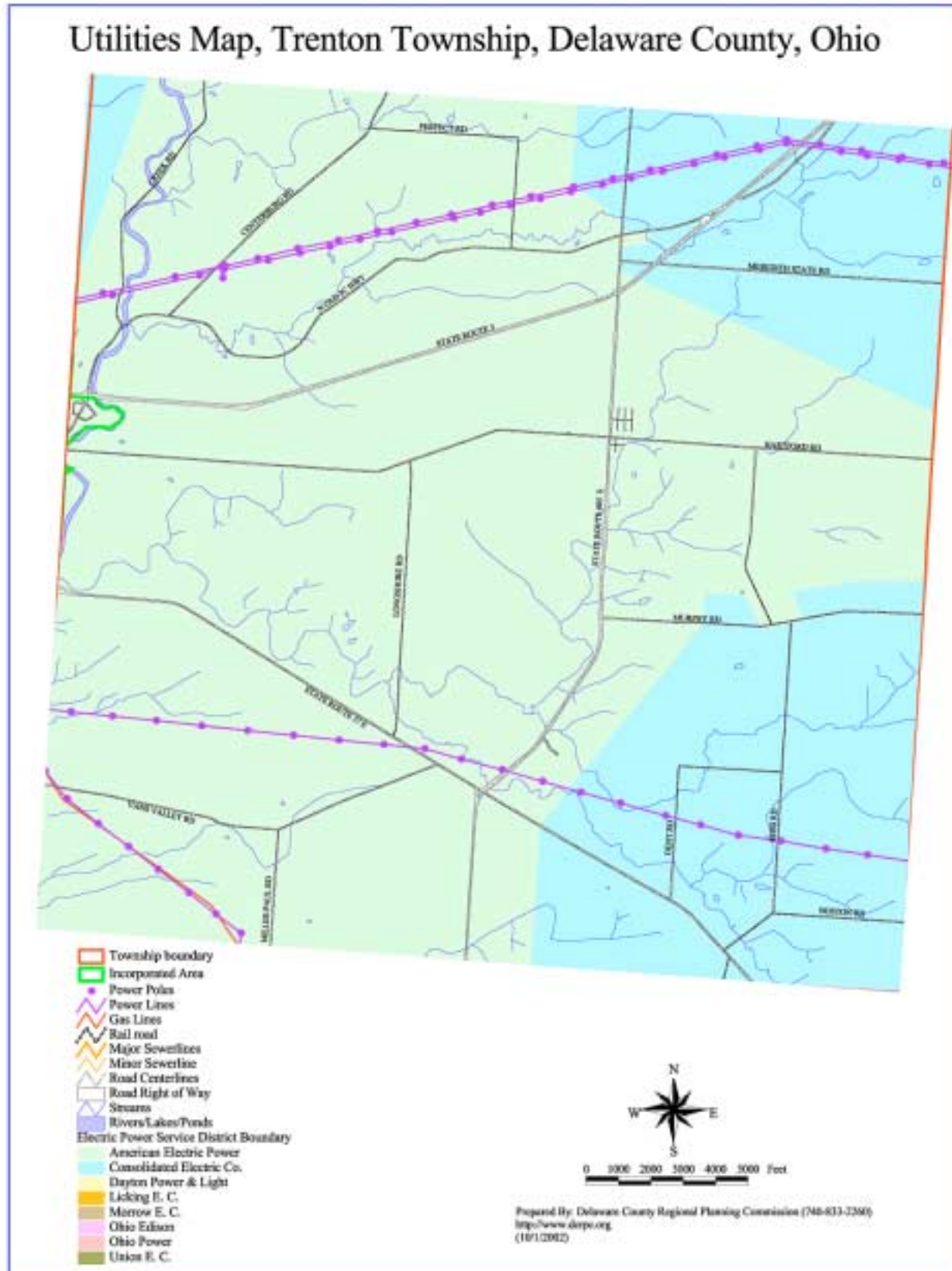
### **10.3 Electric**

American Electric Power and Consolidated Electric provide electric service to Trenton Township. The Utilities Map shows the service areas. Major electric transmission lines also cross Trenton Township. No structures are permitted within the rights of way for these transmission lines. The locations of these lines are shown on the Utilities Map.

### **10.4 Gas**

Trenton Township is served by Columbia Gas. Major gas lines are shown on the Utilities map.

**Map 10.4 Electric Service & Gas Lines, Trenton Township**



**10.5 Telecommunications/cellular**

Under current state and federal laws, telecommunications towers are permitted in any non-residentially zoned districts. Under Ohio law, townships can regulate (which may include prohibition) telecommunications towers in residential districts if objections are filed by abutting property owners.

**10.6 Storm Water Management**

Storm water management is reviewed by the Delaware County Engineer’s office for subdivisions, and road construction. The Delaware County Soil and Water District maintains ditches by agreement with the County Engineer’s maintenance program. As of December 31, 1999 there were 70 projects on county ditch maintenance, 46 of which were subdivisions.

**Table 10.4 Drainage Structures on Maintenance**

<b>Open Ditch</b>	<b>38.26 miles</b>
<b>Tile drains</b>	<b>27.38 miles</b>
<b>Surface Drains</b>	<b>.62 miles</b>
<b>Retention/Detention Basins</b>	<b>44</b>

## Chapter 11

### Community Facilities

#### **11.1 Schools**

Trenton Township is predominantly within the Big Walnut School District. Big Walnut also includes most of Harlem, Berkshire and Porter Townships and parts of Genoa and Kingston Townships. A very small portion of the eastern edge of the township is in the Northridge District.

The Ohio Department of Education evaluates each school district in the State of Ohio annually, based on 27 standards and an associated ranking. Table 11.1 illustrates the Big Walnut district academic rankings, which places the district within the “Continuous Improvement” rating. No comparable data is available for Northridge District.

**Table 11.1 2002 Performance Ratings for Trenton Township School Districts**

Performance Standards	Min. State Performance	Big Walnut Schools
<b>Grade 4 – Proficiency Tests</b>		
Citizenship	75%	72.8%
Mathematics	75%	72.3%
Reading	75%	62.3%
Writing	75%	86.4%
Science	75%	69.6%
<b>Grade 6 – Proficiency Tests</b>		
Citizenship	75%	81.2%
Mathematics	75%	64.0%
Reading	75%	72.0%
Writing	75%	88.2%
Science	75%	73.1%
<b>Grade 9 – Proficiency Tests (8<sup>th</sup>, 9<sup>th</sup>)</b>		
Citizenship	75%	90.3%
Mathematics	75%	78.4%
Reading	75%	94.5%
Writing	75%	91.7%
Science	75%	84.4%
<b>Grade 9 – Proficiency Tests (8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup>)</b>		
Citizenship	85%	93.5%
Mathematics	85%	88.3%
Reading	85%	97.8%
Writing	85%	98.7%
Science	85%	92.2%
<b>Grade 12 – Proficiency Tests</b>		
Citizenship	60%	58.5%
Mathematics	60%	58.2%
Reading	60%	63.3%
Writing	60%	78.6%
Science	60%	60.7%
<b>Student Attendance Rate</b>	93%	94.9%
<b>Graduation Rate</b>	90%	93.3%
<b>Overall State Ranking</b>		<b>Continuous Improvement (18 of 27)</b>

*(Source: Ohio Department of Education 2002 Report Cards)*



The city and county boards of education established the Delaware Joint Vocational School in 1974, a career/technical school, to offer specific career training to Delaware County residents. Delaware JVS, The Area Career Center, now provides career training and academic instruction to over 650 area High School juniors and seniors who desire skilled employment immediately upon high school graduation.

### A. Big Walnut Enrollment Growth

The following tables represent the current enrollment numbers for the Big Walnut School District as well as the trend over the last ten years and projections for the next ten years.

**Table 11.2 2002-03 Big Walnut Local School District Enrollments**

Grade	Big Walnut Elementary	Harrison Street Elementary	Hylan Souders Elementary	Middle School	High School	JVS / Other	Total
<b>P*</b>	17		17				<b>34</b>
<b>K**</b>	59	45	69				<b>173</b>
<b>1-5</b>	338	237	367				<b>942</b>
<b>6-8</b>				637			<b>637</b>
<b>9-12</b>					923	48	<b>912</b>
<b>Total</b>	<b>414</b>	<b>282</b>	<b>453</b>	<b>637</b>	<b>923</b>	<b>48</b>	<b>2694</b>

(Source: Big Walnut Local School District, 2002) \* P – Preschool \*\* K- Kindergarten

**Table 11.3 Big Walnut Enrollment 1991-01**

Grade	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03
<b>P* - 5</b>	1255	1224	1226	1226	1193	1193	1173	1157	1130	1149
<b>6 - 8</b>	631	654	635	648	653	627	644	638	644	638
<b>9 - 12</b>	727	746	821	838	850	837	862	886	862	886
<b>K - 12</b>	<b>2613</b>	<b>2624</b>	<b>2682</b>	<b>2712</b>	<b>2701</b>	<b>2703</b>	<b>2638</b>	<b>2685</b>	<b>2672</b>	<b>2709</b>

(Source: Planning Advocates, 2001) \* Pre-school- Kindergarten

Enrollment has increased slowly since the 1993-94 school year, with an overall 3.7% increase of 96 students. Projections done by Planning Advocates in 2001 show that the enrollments will continue to increase.

**Table 11.4 Most Likely Enrollment Projections, Big Walnut Local School District**

Grade	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
<b>K* - 5</b>	1232	1239	1254	1327	1338	1368	1383	1421
<b>6 - 8</b>	621	628	643	651	665	648	683	738
<b>9 - 12</b>	881	843	858	837	841	890	866	884
<b>K - 12</b>	<b>2734</b>	<b>2710</b>	<b>2755</b>	<b>2815</b>	<b>2844</b>	<b>2906</b>	<b>2932</b>	<b>3043</b>

(Source: Enrollment Projections by Planning Advocates, Inc. 2001) \* K- Kindergarten

The enrollment projections for the Big Walnut School District show a “most likely” 13% enrollment increase by 2010-11, or 349 new students. This is a slightly higher rate than the growth of the last 10 years, but much lower than that expected in the Buckeye Valley School District. The projections, however, do not include the potential enrollment from the proposed Northstar development, which is entirely within the Big Walnut District.

## **B. Big Walnut Current Facilities**

Big Walnut Local School District currently includes one high school, one middle school and three elementary schools:

- Big Walnut High School: 555 South Old 3C Highway, Sunbury
- Big Walnut Middle School: Hill Street, Sunbury
- Big Walnut Elementary: 940 South Old 3C Highway, Sunbury
- Harrison Street Elementary: 70 Harrison Street, Sunbury
- Hylan Souders Elementary: 4121 Miller Paul Road, Harlem Township

### Big Walnut Local School District - 10 Year Facility Plan

Long-range facility improvements recommended by the District Development Committee, *(February 1998)*:

- Continue the grade configuration for K-5, 6-8, and 9-12 groupings. This vertical organization structure appears to serve the educational programs and is responsive to maximum use of existing facilities.
- Add new space and renovate existing space at the middle school to expand and improve the quality of the learning environment.
- Maintain Harrison Street Elementary School to serve K-5 at a reduced capacity for instructional needs during planning and construction of new facilities.
- Construct a new elementary school at a location convenient to present and future student residences, especially in the northwest quadrant.
- Plan a second elementary school to serve the students in at least 10 years or sooner if needed.
- Use capital funds to construct new buildings in response to growth and for the qualitative improvement of the existing facilities, which have potential long-term use.

More specifically, it is recommended that the following long-term improvement program be implemented:



### High School

- That the existing high school continue to serve grades 9-12 at a capacity of approximately 875 with the necessary academic classrooms, laboratories, special education classrooms and support facilities as the program dictates.

### Middle School

- That the existing middle school building be expanded approximately 30,000 square feet with an addition to provide improved specialized facilities for a capacity of 750 students and that the existing physical environment be renovated to provide for the use of technology and an improved modern learning environment.

### Elementary School

- That both Big Walnut Elementary and Souders Elementary schools continue to serve Pre-Kindergarten through Grade 5 students and that the enrollments should not exceed approximately 450 students at each site.
- That Harrison Street Elementary School receive attention to maintenance items and that the capacity be reduced to serve as an instructional Pre-K–5 center until additional and replacement schools are available.
- That a new Pre-K–5 school with a capacity of approximately 450 students be constructed in the Northwest Quadrant of the school system.

The cost of these facilities is anticipated to be \$13,320,500 using 1997 construction costs.

## **C. Funding for Schools**

**Table 11.5 District Expenditures Per Pupil**

	<b>Big Walnut</b>	<b>Dublin</b>	<b>Olentangy</b>	<b>Delaware</b>
<b>Instruction</b>	\$3,837	\$4,832	\$3,859	\$4,382
<b>Building Operations</b>	\$1,372	\$1,502	\$1,731	\$1,455
<b>Administration</b>	\$758	\$770	\$840	\$798
<b>Pupil Support</b>	\$614	\$1,305	\$825	\$1,066
<b>Staff Support</b>	\$80	\$102	\$120	\$212
<b>Totals</b>	<b>\$6,661</b>	<b>\$8,511</b>	<b>\$7,375</b>	<b>\$7,913</b>

*Source: Ohio Department of Education, 2002 District Report Cards)*

**Table 11.6 District Revenues Per Pupil**

	<b>Big Walnut</b>	<b>Dublin</b>	<b>Olentangy</b>	<b>Delaware</b>
<b>Local Funds</b>	\$4,271	\$6,813	\$6,301	\$4,158
<b>State Funds</b>	\$2,222	\$1,395	\$1,008	\$2,607
<b>Federal Funds</b>	\$217	\$92	\$110	\$347
<b>Totals</b>	<b>\$6,710</b>	<b>\$8,300</b>	<b>\$7,419</b>	<b>\$7,112</b>

*Source: Ohio Department of Education, 2002 District Report Cards)*

## **D. Delaware JVS**

The Delaware JVS serves the Delaware area school districts: Big Walnut, Buckeye Valley, Delaware City, Olentangy and open-enrolled students from Westerville and Worthington districts. The Delaware JVS offers two campuses:

- North Campus, 1610 SR 521, Delaware, Ohio 43015 (740) 363-1663

- South Campus, 4565 Columbus Pike, Delaware, Ohio 43015 (740) 548-0708

### **E. Effect of Land Use Planning on School Planning**

When schools become overcrowded due to rapid growth, there may be call for growth controls, or limitations on residential building permits (moratoriums). A series of 1970s cases regarding growth rate limitations, the most famous of which is *Golden v. Ramapo* (409 US 1003, 93 S. Ct. 440 34 L. Ed. 2d 294 (1972)) suggested that communities could control growth to allow new infrastructure to be built at a reasonable, attainable rate. Where upheld, moratoriums have been temporary, based on a critical shortage of a basic community service. The community must work to provide that service, at which time the moratorium must be removed.

Ohio law does not provide for building moratoriums in townships (see *Ohio Planning and Zoning Law*, Meck and Pearlman, The West Group, Section 11.27-11.28). Cities and villages in Ohio have home rule authority which “provides the flexibility to experiment with different types of planning programs to respond to the issues of rapid growth” (Meck and Pearlman).

Since townships do not have the authority in Ohio to control their growth by moratoriums, and they do not have the authority to impose impact fees, their only recourse to overly rapid growth is to control the timing of zoning. Big Walnut currently does not have funding problems. However, Trenton Township may wish to use the schools as one additional indicator of critical facilities that need to be monitored in making zoning decisions.

### **11.2 Historic Sites**

There are no Trenton Township sites listed in the Ohio Historical Society’s inventory of National Register properties.

The Historical, Archaeological and Cemetery Map in Chapter 6 indicates possible archeological sites. These sites are mapped by the State of Ohio OCAP data available from the Ohio Division of Natural Resources. The DCRPC has no information regarding any materials found at any of these sites. Information can be requested from the State Historic Preservation Office.

### **11.3 Libraries**



The State of Ohio funds public libraries throughout Delaware County through state income tax. The libraries receive respective cuts of 5.7% of the state income tax that is allocated for public libraries. Currently there are no public libraries in Trenton Township. However, residents can obtain a library card at any of the following libraries.

The Delaware County District Library has its downtown library at 84 East Winter Street, Delaware, and branch libraries in the City of Powell at 460 S. Liberty Street, and Ostrander at 75 North 4<sup>th</sup> Street. The District Library employs 30 people or 24 full time equivalents. Its annual budget is approximately \$2 million, which is used for staff salaries and materials, maintenance, and operating expenses. Of the total budget, 94% comes from state income tax and the remaining 6% is generated by overdue fines.

There are 75,000 residents in the Delaware District Library service area and 42,000 registered borrowers (borrowers can be outside of the district). School districts that are in the service area include Olentangy, Delaware City, Buckeye Valley, Elgin Local (in Delaware County), Dublin (in Delaware County), and Union County (in Delaware County). Currently, the District has 145,000 volumes. The “old” rule of thumb is that there should be three volumes per capita. This shortfall of 5,000 is not considered a problem because libraries in general have evolved to offer other resources for patrons. The District’s long range plan is to monitor the growth area and provide service to the expanding population, expand facilities if necessary, and promote home-based programs.

The Village of Sunbury is home to the Sunbury Community Library. This 14,000 square foot library provides circulation services to individuals within the Big Walnut Local School District’s boundaries. With cooperation from the Columbus Metropolitan Public Library, the Sunbury Community Library circulated 252,936 volumes in 2001 (including books, audios, videos, DVDs, CDs and 293 subscriptions).

Ashley Wornstaff Library is located at 302 E. High St., Ashley. Ohio Wesleyan University’s Beeghly Library located at 43 University Ave., Delaware extends borrowing privileges to all residents of Delaware County. Methodist Theological Library is located at 3081 Columbus Pike, in the City of Delaware.

As the population of Trenton Township and Delaware County increases, there may be a need for expanded library service.

#### **11.4 Hospitals**

There are no hospitals located within Trenton Township. Grady Memorial Hospital is located on Central Avenue in the City of Delaware. Grady Hospital provides 125 beds for general surgery, and orthopedics, urology and ophthalmology, as well as Emergency care. Cardiac surgery and neuro surgery are referred to other hospitals. Grady recently expanded its emergency room and constructed a helicopter pad for incoming flights.

Grady competes with northern Franklin County Hospitals such as Riverside Methodist Hospital, Olentangy River Road in Columbus, and St. Ann’s in Westerville. Two outpatient facilities serve southern Delaware County. Grady at Wedgewood and Mt. Carmel OutPatient, both on Sawmill Parkway in Liberty Township serve Liberty Township, Powell, and northern Franklin County. Both centers provide medical services that do not require an overnight stay.

**11.5 Fire Protection (BST&G) Fire Department**

Fire Protection is provided by BST&G (Berkshire, Sunbury, Trenton and Galena) Fire Department (740-965-3841). The Fire Station is located at 350 West Cherry Street, at the intersection of State Route 3 and U.S. 36/37 in the Village of Sunbury. The BST&G Fire Department provides fire protection with approximately 35 volunteer firefighters (eight of which are full-time firefighters with other central Ohio departments). Volunteers are dispatched on all EMS runs within a 25-mile radius of Berkshire and Trenton Townships as well as Galena and Sunbury. The department currently has no plans for expansion, however growth may be considered as new development occurs in the service area.

The department owns the following equipment:

- ◆ Two fire engines
- ◆ Two tanker/pumpers
- ◆ One heavy rescue
- ◆ One ladder truck
- ◆ One hazardous material trailer
- ◆ One grass fighter
- ◆ One utility/EMS/First Responder

**11.6 Police**

Trenton Township is policed by the Delaware County Sheriff’s Office, (DCSO) which is headquartered in Delaware on State Route 42. In 2002 the department was budgeted for 68 full-time deputies and 17 special deputies patrolling in 54 vehicles. Each vehicle is shared between two officers (two shifts) and travels around 100 miles a shift.

**Table 11.7 Sheriff’s Complaints**

<b>Sheriff’s Complaints for 2001 by Geographic Code</b>			
<b>Orange Township</b>	4,217	<b>Oxford Township</b>	138
<b>Liberty Township</b>	3,229	<b>Thompson Township</b>	67
<b>Genoa Township</b>	2,940	<b>Marlboro Township</b>	57
<b>Concord Township</b>	1,062	<b>Sunbury</b>	890

<b>Berkshire Township</b>	913	<b>Ashley</b>	346
<b>Berlin Township</b>	854	<b>Delaware</b>	197
<b>Harlem Township</b>	750	<b>Alum Creek State Park</b>	155
<b>Troy Township</b>	631	<b>Shawnee Hills</b>	122
<b>Delaware Township</b>	564	<b>Galena</b>	106
<b>Scioto Township</b>	404	<b>Ostrander</b>	71
<b>Trenton Township</b>	349	<b>Other (out of county)</b>	46
<b>Brown Township</b>	278	<b>Columbus</b>	24
<b>Kingston Township</b>	249	<b>Delaware State Park</b>	24
<b>Porter Township</b>	215	<b>Westerville</b>	21
<b>Radnor Township</b>	223	<b>Powell</b>	17
		<b>Dublin</b>	6

Delaware County Sheriff Office web page [www.delawarecountysheriff.com/patrol.htm](http://www.delawarecountysheriff.com/patrol.htm).

Trenton Township represented 1.8% of the Sheriff's complaints in 2001 and represented 2% of the county population. It should be noted that Genoa Township, the City of Delaware, Dublin, Columbus, Westerville and the Village of Powell provide their own police protection.

### **11.7 Churches and Cemeteries**

There are currently five churches located within Trenton Township.

- **First Baptist Church of Sunbury:** Located at 12259 N. Old 3C Highway.
- **Vans Valley Community Church:** Located at 14440 State Route 37.
- **Condit Presbyterian Church:** Located at 14066 County Road 605.
- **Hope Evangelical Lutheran Church:** Located at 15370 Meredith State Road.
- **Centerberg Congregation of Jehovah's Witness:** 2949 County Road 605.

Five cemeteries are located in the Township: Bailey, Galpin, Rose, Trenton (Condit) and Van's Valley (Lewis) Cemeteries. *Source: Guide to the Cemeteries of Delaware County, Ohio, Marilyn and George Cryder.*

- **Bailey Cemetery:** on the southwest side of State Route 37, 1-1/2 miles east of S.R. 605. Probably lost.
- **Galpin Cemetery:** .1 mile north of Perfect Road, 700 feet east of Centerberg Road.
- **Rose Cemetery:** .3 mile north of Trenton Road, 1000 feet east of S.R. 605, on a Common Access Drive. Probably lost.
- **Trenton (Condit) Cemetery:** .4 mile east of S.R. 605, 23 feet north of Hartford Road.
- **Van's Valley Cemetery (Van's Valley Burying Ground, Lewis Cemetery):** 40 feet north of intersection of S.R. 37 and S.R. 605, 20 feet northeast of S.R. 37. (Only four stones remain.)

## Chapter 12

# Open Space and Recreation

### **12.1 Introduction**

The Ohio Revised Code acknowledges the importance of open space and recreation in both the zoning and subdivision enabling legislation. RC 519.02 states that the trustees may regulate by [zoning] resolution “sizes of yards, courts, and other open spaces...the uses of land for...recreation.” RC 711 states that “a county or regional planning commission shall adopt general rules [subdivision regulations]... to secure and provide for...adequate and convenient open spaces for...recreation, light, air, and for the avoidance of congestion of population.”

The importance of open space and recreation has long been recognized. In the 1850’s the City Beautiful Movement advocated public parks as retreats from the congestion and overcrowding of city life. New York’s Central Park (1856, Frederick Law Olmstead, Sr.) is the best known American example. Every desirable community in America has a significant park and recreation system as one of its building blocks.

*The Subdivision and Site Design Handbook* (David Listokin and Carole Walker, 1989, Rutgers, State University of New Jersey, Center for Urban Policy Research) is considered a planner’s bible for many accepted standards in subdivision review. In their chapter on open space and recreation, they relate the following critical functions of open space:

- Preserves ecologically important natural environments
- Provides attractive views and visual relief from developed areas
- Provides sunlight and air
- Buffers other land uses
- Separates areas and controls densities
- Functions as a drainage detention area
- Serves as a wildlife preserve
- Provides opportunities for recreational activities
- Increase project amenity
- Helps create quality developments with lasting value

### **12.2 Open Space Defined**

Listokin and Walker define open space as: “Essentially unimproved land or water, or land that is relatively free of buildings or other physical structures, except for outdoor recreational facilities. In practice, this means that open



space does not have streets, drives, parking lots, or pipeline or power easements on it, nor do walkways, schools, clubhouses and indoor recreational facilities count as open space. Private spaces such as rear yards or patios not available for general use are not included in the definition either.”

“Open space is usually classified as either developed or undeveloped. Developed open space is designed for recreational uses, both active and passive, whereas undeveloped open space preserves a site’s natural amenities.”

### **12.3 Land Area Required**

The National Recreation and Park Association (NRPA) has developed a set of standards for local developed open space. Although these standards have been promoted as goals, they are not universally accepted. Recreational needs vary from community to community, and desires for recreation vary also. *(Listokin and Walker NRPA model is found at the end of this chapter.)*

Listokin notes that: “Ideally, the [NRPA] national standards should stand the test in communities of all sizes. However, the reality often makes it difficult or inadvisable to apply national standards without question in specific locales. The uniqueness of every community, due to differing geographical, cultural, climatic, and socioeconomic characteristics, makes it imperative that every community develop its own standards for recreation, parks, and open space.”

### **12.4 Location of Open Space Parcels**

Listokin notes what has been the subject of many debates in the developing parts of the county, namely that: “Open space parcels should be easily accessible by development residents. In smaller developments, one large, centrally located parcel may suffice; but a large development may require several parcels, equitably distributed. Linking open space parcels is a good strategy, because it enlarges the area available for recreation. Parcels containing noise generators, such as basketball courts or playgrounds, should be sited to minimize disturbance to residents.”

### **12.5 Undeveloped Open Space**

Listokin suggests that “No general standard can specify the amount of open space that should remain undeveloped: a determination will depend on the particular development site.”

## **12.6 Trenton Township Parkland**

Trenton Township does not maintain any parkland within the Township boundaries. Big Walnut Conservation Club, located on Hartford Road just east of the Village of Sunbury, provides one baseball field and a shooting range for members. The Club offers some events to the public.

## **12.7 Future Recreational Needs**

As Trenton Township grows it may wish to use the NRPA model, “which surveys the service area population to determine demand for different activities. Demand is then converted to facilities needs and then to land requirements.”

### **A. Undeveloped Open Space - Regional and Township**

**Suggestion:** The large amounts of undeveloped open space along nearby Hoover Reservoir helps fulfill the need for undeveloped (passive) open space but do not replace the need for neighborhood parks and township-wide parks with athletic fields for organized sports.

### **B. Undeveloped Open Space - Neighborhood**

**Suggestion:** The open space requirement for new Farm Village or Conservation Subdivisions could be used to provide centrally located undeveloped and developed open space within residential neighborhoods where individual lot sizes are less than 1 acre.

### **C. Developed Open Space - Township wide**

**Suggestion:** The township should provide active recreational areas for its ultimate population. Use the NRPA Standards as a guide.

## **Recommendations at Build-Out**

- Overall active recreational area required - NRPA recommends 6.25-10.5 acres/1000 population. Use the lower ratio because of the existence of Hoover Reservoir and Big Walnut Creek.
- Establish mini parks of one acre or less within neighborhoods, serving the population within ¼ mile radius (these should be developer dedications as part of a PRD zoning).
  1. Establish neighborhood parks of 15 acres, with field games, play ground apparatus, serving the population within ¼ to ½ mile radius.
  2. Establish a community park of 25-50 acres (when the township is all built out) with an athletic complex, large swimming pool, and recreational fields.

Within these parks consider the following facilities:

- tennis courts
- basketball courts
- volleyball courts
- baseball fields (this may be reduced according to the popularity of baseball versus soccer)
- softball fields
- football fields
- field hockey field
- soccer fields (this number may rise according to the popularity of soccer versus baseball)
- ¼ mile running track
- Swimming Pool (make large enough to accommodate 100-200 people).
- Delaware County voters approved a ballot initiative for a parks levy in November 1999. Preservation Parks now receives a .4 mills levy, which is expected to generate about \$900,000 per year for parks. 10% of that money is set aside for townships and municipalities to develop parks. Trenton Township can apply for a share of this money.

## **12.8 Greenways**

An inexpensive way to provide undeveloped open space is to assure the linkage of neighborhoods by greenways, or corridors of natural or man made landscaped paths, and trails. These can be placed easily along drainage ways, creeks, sewer easements and portions of the land that cannot be otherwise developed. These paths can maintain undisturbed wildlife habitat, or create new habitat through plantings and creative use of storm water retention and detention facilities. These areas of developments are often afterthoughts in the design and planning process. They should be viewed as opportunities to improve the value of the development and link developments. The Mid-Ohio Regional Planning Commission has developed a set of suggested standards for greenways that are available at the Delaware County Regional Planning Commission.

## 12.9 NRPA Recreational Standards

Excerpted from *The Subdivision and Site Plan Handbook*, David Listokin and Carole Walker, copyright 1989, Rutgers, State University of New Jersey, Center for Urban Policy Research, New Brunswick, New Jersey.

### EXHIBIT 3-3 NRPA RECOMMENDED STANDARDS FOR LOCAL DEVELOPED OPEN SPACE

This classification system is intended to serve as a *guide* to planning – not as an absolute blueprint. Sometimes more than one component may occur within the same site (but not on the same parcel of land), particularly with respect to special uses within a regional park. Planners of park and recreation systems should be careful to provide adequate land for each functional component when this occurs.

NRPA suggests that a park system, at a minimum, be composed of a “core” system of parklands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population. The size and amount of “adjunct” parklands will vary from community to community, but *must* be taken into account when considering a total, well-rounded system of parks and recreation areas.

<i>Component</i>	<i>Use</i>	<i>Service Area</i>	<i>Desirable Size</i>	<i>Acres / 1,000 Population</i>	<i>Desirable Site Characteristics</i>
<b>LOCAL / CLOSE-TO-HOME SPACE</b>					
<b>Mini-Park</b>	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens	Less than ¼ mile radius	1 acre or less	0.25 to 0.5 acres	Within neighborhoods and in close proximity to apartment complexes, townhouse developments, or housing for the elderly.
<b>Neighborhood Park / Playground</b>	Area for intense recreational activities, such as field games, craft, playground apparatus area, skating, picnicking, wading pools, etc.	¼ to ½ mile radius to serve a population up to 5,000 (a neighborhood).	15+ acres	1.0 to 2.0 acres	Suited for intense development. Easily accessible to neighborhood population – geographically centered with safe walking and bike access. May be developed as a school-park facility
<b>Community Park</b>	Area diverse environmental quality. May include areas suited for intense recreational facilities, such as athletic complexes, large swimming pools. May be an area of natural quality for outdoor recreation, such as walking, viewing, sitting, picnicking. May be any combination of the above, depending upon site suitability and community need.	Several neighborhoods. 1 to 2 mile radius	25 + acres	5.0 to 8.0 acres	May include natural features, such as water bodies, and areas suited for intense development. Easily accessible to neighborhood served.

**TOTAL CLOSE-TO-HOME SPACE = 6.25-10.5 acres / 1,000 population**

Source: National Recreation and Park Association, *Recreation, Park and Open Space Standards and Guidelines*, p. 56. Copyright © 1983 by the National Recreation and Park Association, 3101 Park Center Drive, Alexandria, Virginia 22302.

Activity / Facility	Recommended Space Requirements	Recommended Size and Dimensions	Recommended orientation	No. of units per Population	Service Radius	Location Notes
Badminton	1620 sq. ft.	Singles - 17' x 44' Doubles – 20' x 44' with 5' unobstructed are on all sides	Long axis north-south	1 per 5000	¼ - ½ mile	Usually in school, recreation center, or church facility. Safe walking or bike access
Basketball Youth High School Collegiate	2400-3036 sq. ft. 5040-7280 sq. ft. 5600-7980 sq. ft.	40'x50' x 84' 50' x 84' 50' x 94' with 5' unobstructed space on all sides	Long axis north-south	1 per 5000	¼ - ½ mile	Same as badminton. Outdoor courts in neighborhood and community parks, plus active recreation areas in other park settings
Handball (3-4 wall)	800 sq. ft. for 4-wall, 1000 sq.ft. for 3-wall	20' x 40' – minimum of 10' to rear of 3-wall court. Minimum 20' overhead clearance	Long axis north-south. Front wall at north end	1 per 20,000	15-30 minute travel time	4-wall usually indoor as part of multi-purpose facility. 3-wall usually outdoor in park or school setting
Ice Hockey	22,00 sq. ft. including support area	Rink 85' x 200' (minimum 85' x 185') Additional 5000 sq. ft. support area	Long axis north-south if indoor	Indoor – 1 per 100,000 Outdoor-depends on climate	½ - 1 hour travel time	Climate important consideration affecting no. of units. Best as part of multi-purpose facility.
Tennis	Minimum of 7,200 sq. ft. single court (2 acres for complex)	36' x 78' 12' clearance on both sides 21' clearance on both ends	Long axis north-south	1 court per 2000	¼ - ½ mile	Best in batteries of 2-4. Located in neighborhood/ community park or adjacent to school site
Volleyball	Minimum of 4,000 sq. ft.	30' x 60'. Minimum 6' clearance on all sides	Long axis north-south	1 court per 5,000	¼ - ½ mile	Same as other court activities (e.g. badminton, basketball, etc.)
Baseball Official  Little League	3.0 – 3.85 acre minimum  1.2 acre minimum	<ul style="list-style-type: none"> <li>• Baselines-90'</li> <li>• Pitching distance-60 ½'</li> <li>• Foul lines-min. 320'</li> <li>• Center field – 400'+</li> <li>• Baselines-60'</li> <li>• Pitching distance – 46'</li> <li>• Foul lines – 200'</li> <li>• Center field – 200'-250'</li> </ul>	Locate home plate so pitcher throwing across sun and batter not facing it. Line from home plate through pitcher's mound run east-north-east	1 per 5000  Lighted – 1 per 30,000	¼ - ½ mile	Part of neighborhood complex. Lighted fields part of community complex
Field Hockey	Minimum 1.5 acres	180' x 300' with a minimum of 10' clearance on all sides	Fall season – long axis northwest to southeast For longer periods, north to south	1 per 20,000	15 – 30 minute travel time	Usually part of baseball, football, soccer complex in community park or adjacent to high school
Football	Minimum 1.5 acres	160' x 360' with a minimum of 6' clearance on all sides.	Same as field hockey	1 per 20,000	15-30 minutes travel time	Same as field hockey
Soccer	1.7 to 2.1 acres	195' to 225' x 330' to 360' with a minimum clearance on all sides.	Same as field hockey	1 per 10,000	1-2 miles	Number of units depends on popularity. Youth soccer on smaller fields adjacent to schools or neighborhood parks.

Activity / Facility	Recommended Space Requirements	Recommended Size and Dimensions	Recommended Orientation	No. of units per Population	Service Radius	Location Notes
Swimming Pools	Varies size of pool and amenities. Usually ½ to 2 A site	Teaching-minimum of 25 yards x 45' even depth of 3 to 4 feet. Competitive- minimum of 25m x 16m. Minimum of 27 sq. ft. of water surface per swimmer. Ratios of 2:1 deck vs. water.	None-although care must be taken in siting of lifeguard stations in relation to afternoon sun.	1 per 20,000 (Pools should accommodate 3 to 5% of total population at a time.)	15 to 30 minutes travel time	Pools for general community use should be planned for teaching, competitive, and recreational purposes with enough depth (3.4m) to accommodate 1m and 3m diving boards. Located in community park or school site.
Beach Areas	N/A	Beach area should have 50 sq. ft. of land and 50 sq. ft. of water per user. Turnover rate is 3. There should be 3.4 A supporting land per A of beach.	N/A	N/A	N/A	Should have sand bottom with slope a maximum of 5% (flat preferable). Boating areas completely segregated from swimming areas.
Golf – Driving Range	13.5 acres for minimum of 25 tees	900' x 680' wide. Add 12' width for each additional tee	Long axis south-west. Northeast with golfer driving toward north-east.	1 per 50,000	30 minutes travel time	Part of golf course complex. As a separate unit, may be privately operated.
¼ Mile Running Track	4.3 acres	Overall width – 276' Length – 600.02' Track width for 8 to 4 lanes is 32'.	Long axis in sector from north to south to north-west-south-east with finish line at northerly end	1 per 20,000	15-30 minutes travel time	Usually part of high school or in community park complex in combination with football, soccer, etc.
Softball	1.5 to 2.0 acres	<ul style="list-style-type: none"> <li>• Baselines – 60'</li> <li>• Pitching distance – 46' min. 40' – women</li> <li>• Fast pitch field radius from plate – 225' between foul lines.</li> <li>• Slow pitch – 275' (men)</li> <li>• 250' (women)</li> </ul>	Same as baseball	1 per 5,000 (if also used for youth baseball)	¼ - ½ mile	Slight difference in dimension for 16" slow pitch. May also be used for youth baseball.
Multiple Recreation Court (baseball, volleyball, tennis)	9,840 sq. ft.	120' x 80'	Long axis of courts with <i>primary</i> use is north-south	1 per 10,000	1-2 miles	
Trails	N/A	Well defined head maximum 10' width, maximum average grade 5%, not to exceed 15%. Capacity rural trails – 40 hikers/day/mile. Urban trails – 90 hikers/day/mile.	N/A	1 system per region	N/A	
Archery Range	Minimum 0.55 acres	300' length x minimum 10' wide between targets. Roped clear space on sides of range minimum of 30', clear space behind targets minimum of 90' x 45' with bunker.	Archer facing north + or - 45°	1 per 50,000	30 minutes travel time	Part of a regional / metro park complex

<b>Activity / Facility</b>	<b>Recommended Space Requirements</b>	<b>Recommended Size and Dimensions</b>	<b>Recommended Orientation</b>	<b>No. of units per Population</b>	<b>Service Radius</b>	<b>Location Notes</b>
Combination Skeet and Trap Field (8 station)	Minimum 30 acres	All walks and structures occur within an area approximately 130' wide by 115' deep. Minimum cleared area is contained within two superimposed segments with 100-yard radii (4 areas). Shot-fall danger zone is contained within two superimposed segments with 300-yard radii (36 acres)	Center line of length runs northeast-southwest with shooter facing northeast.	1 per 50,000	30 minutes travel time	Part of a regional / metro park complex
Golf Par 3 (18 hole) 9 Hole standard 18 hole standard	50-60 A  Minimum 50 A  Minimum 110 A	Average length –vary 600-2700 yards  Average length – 2250 yards  Average length – 6500 yards	Majority of holes on north-south axis	1/25,000  1/50,000	½ to 1 hour travel time	9 hole course can accommodate 350 people/day. 18 hole course can accommodate 500-550 people/day. Course may be located in community or district park, but should not be over 20 miles from population center.

## Chapter 13

### Future Development Patterns



*Condit from the north*

#### **13.1 Preserving Rural Character- Community Choices**

The number one goal of Trenton Township is to preserve its rural character. This rural character is expressed as an overall low density, with the preservation of open space and natural lands such as a stream valley, wildflower meadow or patch of woods.

Clearly, part of what makes the township desirable is the vision there will always be some permanent, interconnected open space and natural lands throughout. When agriculture changes to other land uses, this rural character will be lost unless conservation areas are preserved by future development patterns. Trenton Township is still a rural community with 70% of its acreage in agriculture.

Trenton's vision to remain a low-density (average one unit per three acres) residential community seems understandable and defensible for the scope of this comprehensive plan (2003-2013) because most areas are not serviced by public centralized sanitary sewer, and are not anticipating public sewer service in the next ten years, which is the horizon of this plan. There are different development pattern options to consider.



### 13.2 Rural Large-Lot Development



Most residential development has taken place along township roads, such as at the intersection of Hartford Rd. and 605 (above). These “splits” are minor no-plat subdivisions on lots larger than one acre with on-site sewage disposal. Such large lot development also occurs on Common Access Drives, or CAD subdivisions which are 3-5 lots on a 12-foot wide gravel drive approved by the county regional planning commission.



*CAD subdivision (red outline)*

Large acreage development, surrounded by woods and farm fields, has been accepted as retaining rural character. The Comprehensive Plan Steering Committee acknowledged, however, that if *all* rural lands were developed for one-acre house lots, there would be no interconnecting open space, and the rural character would be destroyed. Development of large lots *everywhere* on township roads would actually lead to “rural sprawl”.

## **Build-Out Map**



In order to envision how the township would look fully built out at today's zoning standards, a "Build-Out Map" was created for a small area of the township. This area, from the southern edge of the township, was compared with the Existing Land Use, Development Pattern and Land in Speculation Maps from Chapter 5 to see how much land was currently available for development, and how a portion of the township would look built out under the current zoning and subdivision regulations. Lots were created at a minimum size of 3 acres. Roads were added where they would logically be built to provide additional

frontage for lots. In an area bounded by Van's Valley Road, Miller-Paul Road, Trenton Road and S.R. 605, approximately 125 new lots were created. This map did not take soil type into consideration.

## **13.3 Alternative Development Patterns**

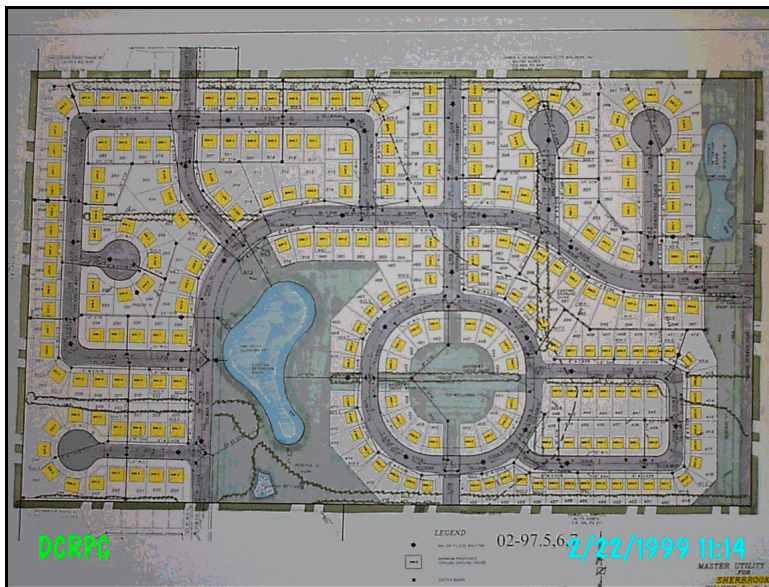
### **1. Cluster Subdivisions**

For thirty years, cluster subdivisions, or "Planned Residential Developments" have been touted as an improved alternative to the conventional subdivision. Trenton Township does not have a PR District in its zoning code and has no cluster subdivisions.



*Scioto Reserve PRD subdivision, Home Road running east-west*

In PRDs, greater design flexibility is obtained by reducing lot size, and width. However, the absence of comprehensive standards for quantity, quality and configuration of open space has permitted uninspired designs, which are reduced-scale conventional subdivisions.



*Typical Delaware County Planned Residential Development*

The typical Delaware County PRD has often resulted in developments that do not fulfill community expectations for:

- **Open Space** - PRD ordinances usually include an open space requirement. Environmentally sensitive areas or unbuildable areas (wetlands, steep slopes, floodplains, storm water detention basins and utility easements) do not have to be delineated.

- **Useable Open Space** - PRD subdivisions with small (7,200-10,000 square feet) lots have been created without any *useable* common open space. Scioto Reserve has little common or public open space. The golf course is private open space, for members only.



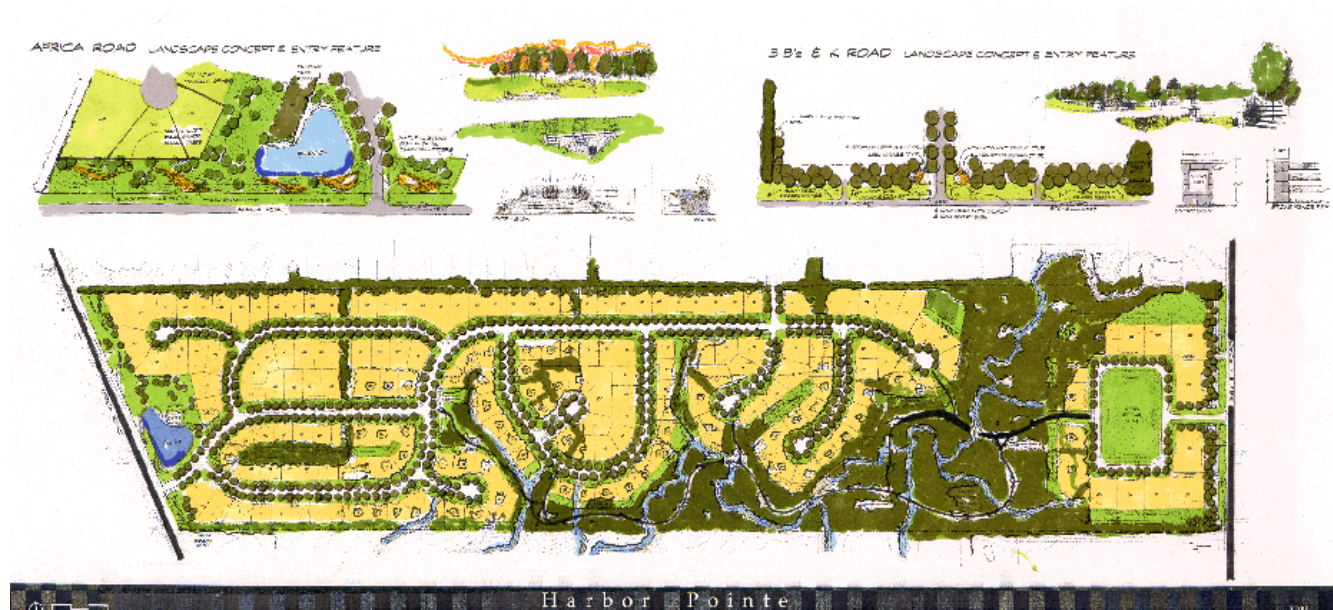
*Scioto Reserve looking west toward the Scioto River*

- **Density** – The typical PRD ordinance defines a maximum density based on gross acreage. In townships throughout the county, this can be anywhere from 1.5 units per gross acre to 6 du/gross acre or more. When undevelopable land such as powerline easements and road right-of-way are included in the allowable density, it has the effect of creating a much higher “net” density, and smaller lot sizes.
- **Design** - large (300 units or more) Planned Unit Developments need a local pedestrian-oriented design, with a possible local commercial and service core, active recreation area, and sidewalks/bike paths.
- **Architectural Standards** - in order to make higher density cluster subdivisions work, considerable thought needs to be given to the architecture, materials, facades, detailing, colors and landscape features that will bind the neighborhood into a cohesive unit. Although such criteria are generally required, seldom does a land developer, who intends to sell the subdivision to a builder, bother to provide significant criteria. The result is often a jarring hodge-podge of different builders’ standard production houses with no continuity of material or architectural syntax. Without specific standard criteria, the zoning commissions must negotiate these details on an inconsistent basis. Cluster housing demands greater advance planning and significant landscape architecture and architectural design elements.

Harbor Pointe is a Berlin Township Planned Residential Development (cluster subdivision) designed to modern standards of open space and environmental protection. With an overall density of 1.25 units per acre, Harbor Pointe saves sensitive areas, preserves useable open space, and connects neighborhoods with trails.



*Harbor Pointe, under construction, Meadows of Cheshire on the left, Berlin Township, Delaware County, Ohio. Note the preserved tree lines and open space at the entrance and distributed throughout the site.*



## **2. Conservation Subdivisions**

Conservation Subdivisions are a form of rural cluster subdivision where natural features and environmentally sensitive areas (conservation areas) are excluded from development and preserved. Homes are clustered in the remaining areas. Trenton Township's Farm Village Zoning is a Conservation Subdivision.

The term "Conservation Subdivision," as coined by author Randall Arendt (*Conservation Design for Subdivisions*, 1996, Island Press) requires the following elements:

- 50% or more of the buildable land area is designated as undivided permanent open space.
- The design is density-neutral. The overall number of dwellings allowed is the same as would be permitted in a conventional subdivision layout based on an alternative "yield plan".
- Primary Conservation Areas are protected as open space and deducted from the total parcel acreage, to determine the number of units allowed by zoning on the remaining parts of the site. Primary conservation areas are highly sensitive resources that are normally unusable, such as wetlands, steep slopes, and floodplains.
- Secondary Conservation Areas are preserved to the greatest extent possible. Secondary conservation areas are natural resources of lesser value such as woodlands, prime farmland, significant wildlife habitats, historic archaeological or cultural features, and views into, or out from the site.
- Compact house lots are grouped adjacent to the open space.
- Streets are interconnected to avoid dead ends wherever possible.
- Open space is interconnected and accessible by trails or walkways.

Conservation subdivisions are typically located in areas without sanitary sewer service, at densities of less than one unit per acre. (Note: For densities greater than one unit per acre, a PRD with 25-35% open space may be more appropriate. Primary conservation areas should still be preserved.)

The following graphics are presented with permission of Randall Arendt, from his book *Conservation Design for Subdivisions* (1996, Island Press).



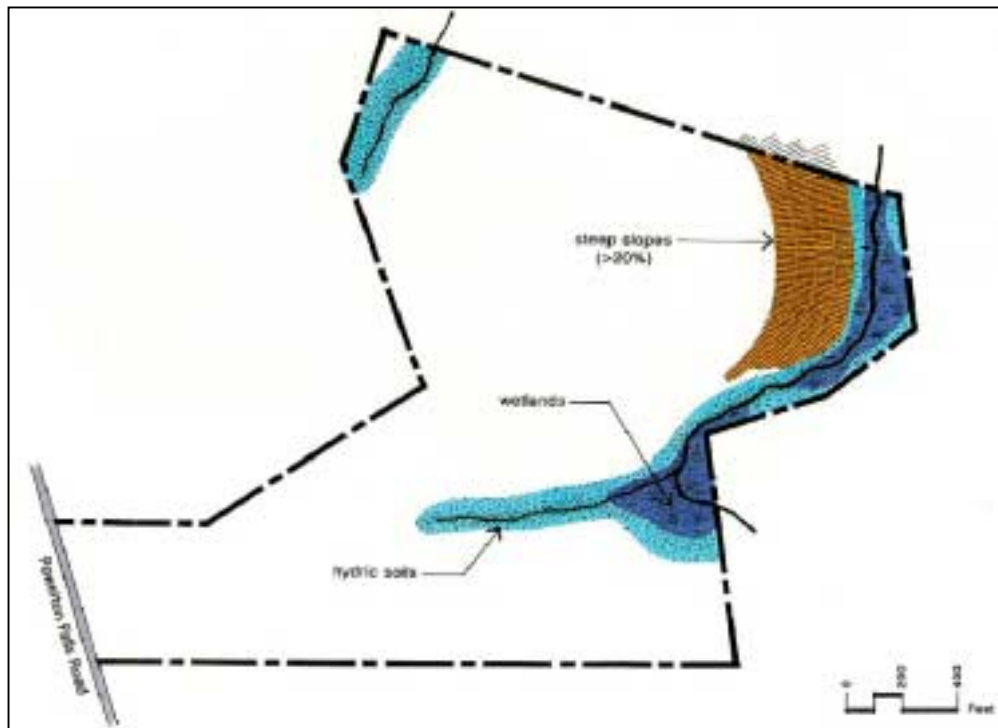
*Site before development*



*Traditional subdivision of large lots, leaving no common open space – Yield Plan*



*Site with conventional subdivision*

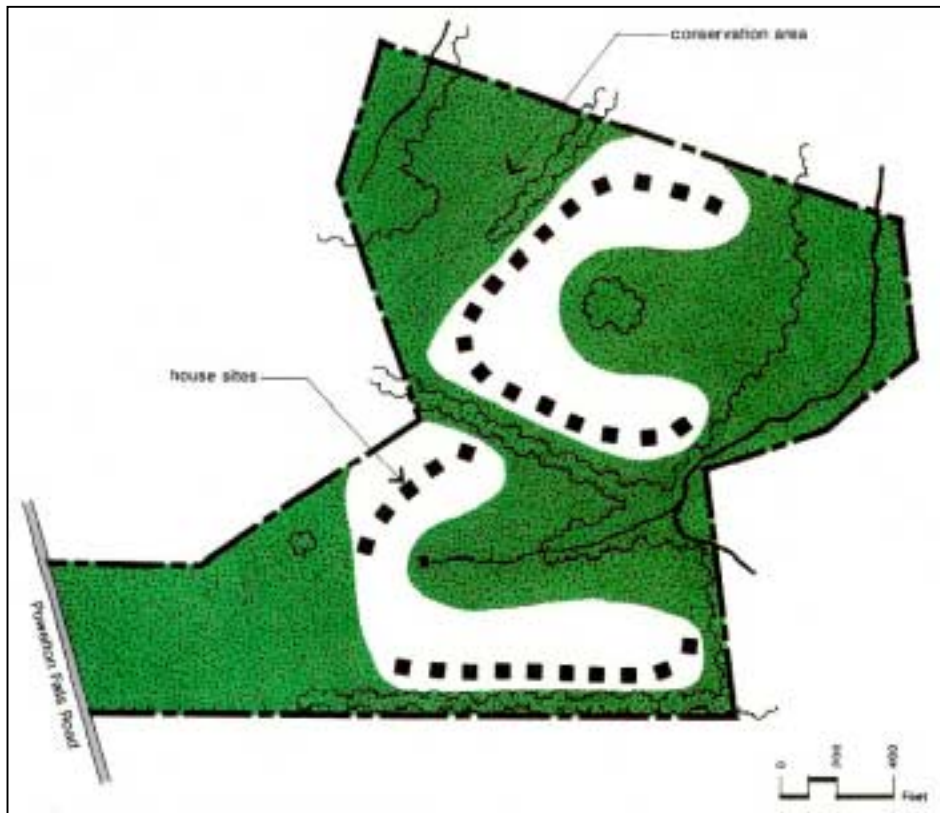


*Identifying primary conservation areas*





*Identifying the secondary conservation areas*



*Siting of potential buildings*

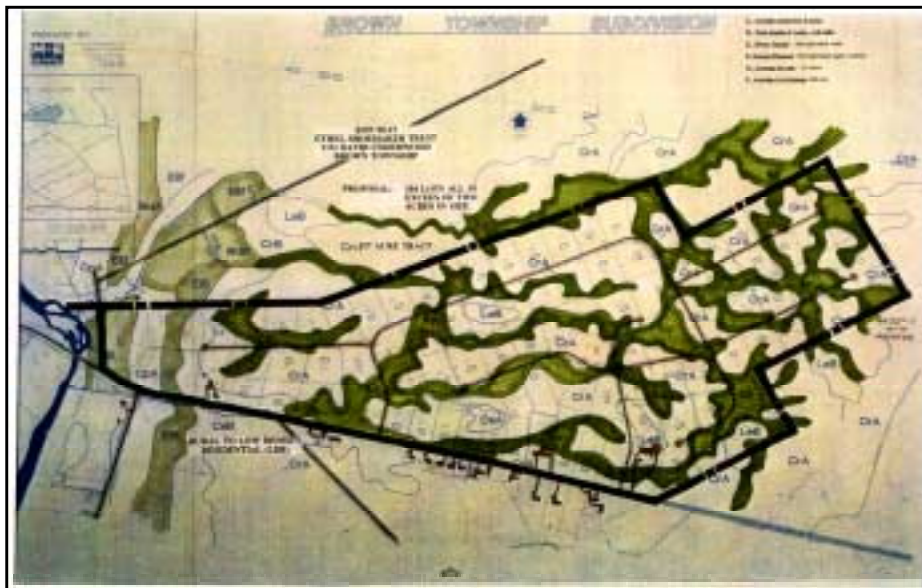


*Drawing streets and lot lines*

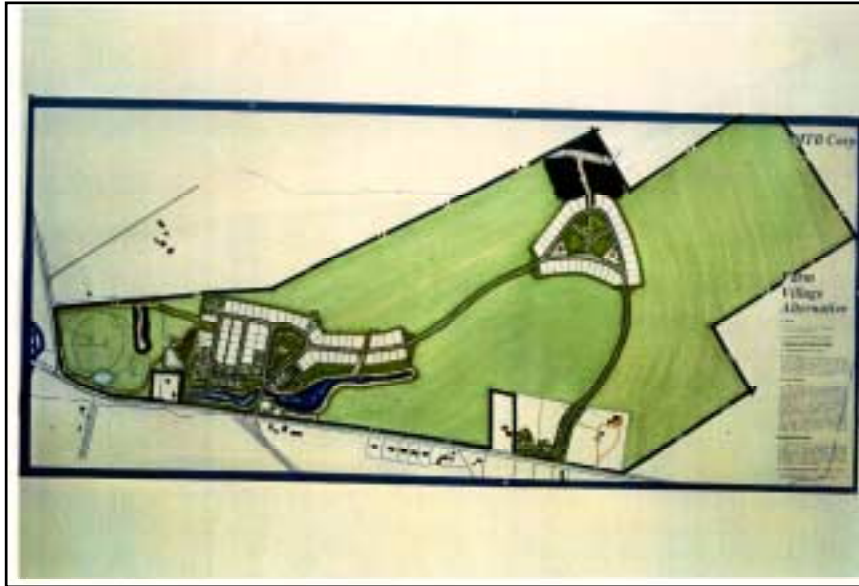


*Site build-out with conservation design*

Conservation Subdivisions offer tremendous potential for retaining rural character and maintaining an overall low density in Trenton Township. The Farm Village form of Conservation Subdivision is intended to save useable farmland for lease back to area farmers. Its density is approximately one unit per three acres.



*Conventional subdivision 104 lots, 2.5 acres per lot, total 320 acres. Wet soils shown in green.*



*Farm Village, 120 lots (15 % bonus for doing Farm Village) in cluster, 240 acres in permanent easement for open space/farmland, 320 acres total.*

### **3. Traditional Neighborhood Development (TND)**

Andres Duany, Elizabeth Plater-Zyberk, Peter Calthorpe and others are a school of architects and planners (*The New Urbanism, Toward an Architecture of Community, Peter Katz, 1994, McGraw Hill*) who advocate a return to the traditional neighborhood design popular in the United States before World War II. The hallmarks of TNDs are formal design, a dense core, grid streets, mixed uses, and strict guidelines for architecture, materials, and common open space. Distance from the center of a neighborhood to its edge is ideally ¼ mile, or a five-minute walk. TNDs emulate successful older neighborhoods such as Delaware’s north end historic district and old Sunbury.



*Current parcels in the Condit area. Red areas denote subdivided land.*



The unincorporated village of Condit, platted in 1889, is a small TND with grid streets and shallow setbacks for houses on deep lots. The Charles Murphy lots are platted on unbuilt streets that could be developed as a TND. Such developments typically require public sanitary sewer to support urban densities.

The exercise pictured here is an application of Traditional Neighborhood Design features taking advantage of the existing (but unbuilt) right-of-way. The design completes the streets already platted and extends the same grid to the north. Aspects of

Traditional Neighborhood Design pictured here include a grid street pattern, alleys for garage access, connected greenways, formal and informal open space, and a clustered mixed-use central core.

The following TND graphics are reproduced from Rosemary Beach sales literature. Rosemary Beach is a TND located on the Gulf of Mexico in the Florida, designed by Andres Duany and Elizabeth Plater-Zyberk.



*Images of Rosemary Beach: site plan (left), and bird's eye view (right).*



*Images of Rosemary Beach: Downtown civic buildings and shops (left) beach house fronting a public green (right).*

#### **4. Farmland Preservation**

With about 70% of Trenton Township land still in agriculture (Table 5.1), and with a primary goal to retain rural character, agricultural preservation is an issue. The Delaware County Commissioners appointed a Farmland Preservation Task Force in 1998. The Task Force issued a Farmland Preservation Plan in June 2000 with 12 recommendations for action. Recommendation number 4 is to “Support and encourage any township that seeks to protect its agricultural industry through zoning codes.”

The following are some possibilities:

##### **A. Purchase of Agricultural Easements** *(Quoting from the County Farmland Preservation Plan):*

“With the passage of Ohio Senate Bill 223 in 1998, purchase of agricultural conservation easements (PACE), also known as purchase of development rights (PDR), is now legal under Ohio law. The Ohio Department of Agriculture-Office of Farmland Preservation is currently drafting rules in anticipation that Ohio will be able to offer matching funds to local entities that have set up a program to retain and protect farmland.” The plan also recommends that the county “ Provide redevelopment incentives for cities and villages with existing urban services to reduce cost of new services and unnecessary conversion of farmland.” Perhaps Condit would be considered as a location for such redevelopment efforts.

#### **13.4 Smart Growth**

Maryland enacted “Smart Growth” legislation in 1997. Since then, Smart Growth has been a topic for planners nationwide. Maryland directs state growth related expenditures into locally designated compact growth areas.

The American Planning Association defines Smart Growth as “a collection of planning, regulatory, and development practices that use land resources more efficiently through compact building forms, in-fill development and moderation in street and parking standards.” For APA, one of the purposes of Smart Growth “is to reduce the outward spread of urbanization, protect sensitive lands and in the process create true neighborhoods with a sense of community.”

Smart Growth encourages the location of stores, offices, residences, schools and related public facilities within walking distance of each other in compact neighborhoods. The popularity of many smart growth concepts has captured the interest of the press as well. Smart growth incorporates many of the concepts of conservation subdivisions in rural areas, and TNDs in urban areas.

### **13.5 Which Development Pattern(s) for Trenton?**

Trenton Township should consider the following patterns in its future land use.

- Identify critical resource areas that should be given primary or secondary conservation area status, and permit both Conventional large lot and Conservation subdivisions as a Conditional use in the FR-1 District.
- Consider using “Farm Villages” as Conservation Subdivisions to preserve farmland.
- Commercial development should group buildings to share parking and access to arterial streets. Consider mixed uses of commercial and residential as part of a large scale planned unit development that creates a sense of community rather than strip the commercial along arterial roads.

### **13.6 Development Patterns and Cost of Services**

Many growing communities struggle with the cost of providing new services, especially when their property tax base is primarily residential. Depending on the development pattern chosen, Trenton Township has the potential opportunity to develop a significant commercial and industrial property tax base on US 36. This commercial tax base could help pay for new services and support the school districts.

Every community must determine what land use mix provides an appropriate balance of commercial versus residential property tax base. Single family residential development is often suspected of not paying its fair share of its costs because of school costs for children.

A \$150,000 single family house in the Olentangy School district that generates one school age child also generates a \$5,100 negative fiscal impact (property taxes paid versus cost to educate the student) that must be made up by other sources of revenue, most importantly other property tax revenues. In order to ascertain what land use mix might be optimal, it is necessary to analyze the fiscal impacts of development to determine the costs versus revenues to the community.

Models for estimating the fiscal impact of new development were developed by Robert Burchell, David Listokin and William Dolphin in *The New Practitioner's Guide to Fiscal Impact Analysis*, (Center for Urban Policy Research, Rutgers University, 1985), and the *Development Assessment Handbook*, Urban Land Institute, 1994). Burchell and Listokin define development impact analysis as follows:



“Development impact analysis is the process of estimating and reporting the effects of residential and nonresidential construction on a host political subdivision, usually a local community, school district, special district and/or county.

The effects take several forms:

- a.) physical
- b.) market
- c.) environmental
- d.) social
- e.) economic
- f.) fiscal
- g.) traffic

Development impact assessment may be either prospective or retrospective; it may be short term or long term; it may be an in depth or abbreviated study.”

Burchell and Listokin have created models to calculate fiscal development impacts. These models use derived multipliers from regional or national standards to gauge impacts. For example, a single family home with four bedrooms in Central Ohio would be expected to generate 1.428 school age children. These may be further broken down to .9866 school age children in grades Kindergarten–Sixth; .2475 in Junior High School, and .1906 in High School. Local school districts use their own derived multipliers.

### **13.7 Impact Fees and Ohio Law**

Trenton Township’s vision for future development will be represented by its Comprehensive Plan. The potential fiscal impacts of future development projects can be determined, but such determination does not, however, entitle the township or the school district to charge an impact fee.

Although some states permit impact fees based upon a fair share allocation of the costs of new development, Ohio planning and zoning legislation does not currently empower townships to charge impact fees that offset costs of service expansion (roads, schools, parks, etc.). It has been generally held, however, that if road improvements are needed immediately adjacent to the development, and can be directly attributable to the project, and if the benefit of contributing to the improvement outweighs the burden of such improvement for the development in question, a “fair share” contribution to the improvement can be requested by the community.

Alternatively, if large proposed developments do not reasonably mitigate their own impacts, they may impose an undue burden on the township. In such cases the rezoning may be premature.

*Cities and villages* can impose impact fees for road improvements. An Ohio Supreme Court case (Home Builders Association of Dayton and the Miami Valley et al v. City of Beavercreek, 89 Ohio St 3d 121; decided June 14, 2000) held that an impact fee imposed on real estate developers is constitutional if:

- 1.) the impact fee bears a reasonable relationship between the city's interest in constructing new roads and the traffic generated by new developments, and
- 2.) there is a reasonable relationship between the fee imposed and the benefits accruing to the developer as a result of the construction of new roads.

Clearly, cities and villages may now adopt impact fees that conform to the Supreme Courts ruling in Ohio. Whether this power will ever be extended to townships is unclear, and should be discussed with township legal counsel.

## Chapter 14

### Goals and Objectives

#### **14.1 Vision Statement for Future Development of Trenton Township, 2003-2013**

Now that the Steering Committee has studied the history of the township's recent growth, the forces that bear upon it for additional growth, the opportunities and constraints to such growth, they have expanded their initial vision statement (see Chapter 4) for development of the township in the next ten years.

*We would like Trenton Township to continue ultimately to be a rural community,  
with overall low density and generous open space;  
with a balance of commercial, residential, agricultural and recreational uses,  
with a variety of housing options and community safety;  
maintaining the character of narrow roads and providing reasonable services.*

#### **14.2 Goals and Objectives for Future Development**

##### **Natural Resources**

##### **Goals**

1. To preserve the rural character of Trenton Township as expressed in its openness, green areas, farms, natural resources (floodplains, wetlands, slopes >20%, ravines, creeks and rivers).
2. To retain wildlife cover and corridors where feasible.
3. To preserve the rural "look" along township roads via fencing and landscaping.
4. To retain historic and agricultural structures, where feasible.
5. To preserve scenic views, where feasible, as open space within Farm Villages or Conservation Subdivisions.
6. To preserve a high degree of environmental quality.
7. To link Conservation Subdivisions and Farm Villages with green spaces and paths.
8. To conserve surface and ground water quality around the streams that feed into Big Walnut Creek.

## **Objectives**

1. Obtain the linkage of subdivisions by streets, bike paths, or greenway trails so neighborhoods are connected and pedestrian oriented. Create a landscape detail for greenway trails.
2. Retain wooded greenways along ravines, waterways and project perimeters.
3. Amend the zoning resolution to reflect the net developable acreage rather than gross density in calculating the number of dwelling units in Farm Villages and Conservation Subdivisions.
4. Amend the zoning resolution to identify and protect floodplains, jurisdictional wetlands, and steep slopes.
5. Adopt regulations that permit Farm Villages and Conservation Subdivisions in the FR and RR Districts as a Conditional use.
6. Support amendment of county subdivision regulations to protect 100-year floodplains and adopt local floodplain zoning.
7. Set landscape and architectural design standards for subdivisions. Stipulate usable, centralized green space.
8. Create a rural landscape entrance detail for subdivisions that front on township roads.
9. Amend the zoning text to require the appropriate landscaping buffer detail between residential and non-residential land uses. Retain natural vegetation and use existing topography as buffers.
10. Retain natural ravines and their vegetation as filter strips for surface water.
11. Establish a 120-foot structural setback from the major streams of the township to preserve surface water quality. Such setback should include subsurface wastewater disposal systems.

## **Agriculture**

### **Goals**

1. To provide an opportunity for agriculture to continue through flexible/creative zoning.
2. To retain low residential density in agricultural areas.

### **Objectives**

1. Leave 3-acre lots as the minimum requirement in areas not served by centralized sanitary sewer.
2. Permit Farm Villages and Conservation Subdivisions as conditional uses in the FR and RR zoning districts.
3. Use the Land Evaluation Site Assessment (LESA) system to evaluate lands worthy of Purchase of Agricultural Conservation Easements (PACE).
4. Identify potential farmlands for PACE.
5. Preserve farmland by voluntary (sale) of development rights from farmland to adjacent farm villages.
6. Apply for state or federal funding for purchase of agricultural easements.

## **Residential Development**

### **Goals**

1. To relate land use and density to land suitability, utility availability, existing land use, and the recommendations for each sub-area.
2. To consider the carrying capacity of infrastructure (sewer, water, fire protection, roads, etc) in establishing residential densities.
3. To provide for rural areas where agriculture is transitioning to large lot residential and where no central sewer is available.
4. To retain a primarily single family residential housing mix, but permit a diversity of housing types.
5. To avoid sprawling subdivisions that consist only of lots and streets, without local parks or green space, and where every human need results in an automobile trip, even a trip to a green space area.
6. To protect local real estate values.

### **Objectives**

1. Retain single family densities of at least one unit per 3 acres where there is no centralized sanitary sewer provided.
2. Use the width of roads, the capacity of water and sewer systems, and the soil characteristics to limit development to the carrying capacity of the infrastructure, using the densities and land uses on the comprehensive plan recommended land use map as a guide.
3. Permit Farm Villages and Conservation Subdivisions as conditional uses in the FR and RR districts.
4. Avoid development of uses or densities that cannot be serviced by currently available or imminently planned infrastructure, unless such development mitigates its unplanned infrastructure impacts.
5. Adopt a Conservation Subdivision zoning text that separates non-developable lands (floodplains, water, slopes greater than 25%, jurisdictional wetlands) from density calculations.
6. Consider a Traditional Neighborhood Development (country village) in Condit, North Condit and Condit Station if public sewer can be provided.

## **Commercial and Industrial Development**

### **Goals**

1. To encourage commercial and light industrial development in planned districts to broaden the jobs and tax base, and to prevent property taxes from rising faster than the growth in the township tax base.
2. To provide for dense landscape buffering between Commercial/Industrial and residential uses.
3. To encourage commercial, office and light industrial development in the S.R. 3 and U.S. 36 corridor.
4. To provide for transitional land uses and dense landscape buffering between incompatible land uses.

### **Objectives**

1. Create development guidelines for planned commercial development.
2. Use parallel frontage or backage roads to S.R. 3 and U.S. 36 to service the commercial uses and to control access points onto arterial roads.

## **Recreation**

### **Goals**

1. To provide passive and active recreational areas as the township grows.
2. To develop a township parks program.
3. To link new development with green spaces and walking/biking paths.

### **Objectives**

1. Create a series of neighborhood parks of 15 acres with active recreation with ½ mile spacing in Conservation Subdivisions.

## **Township Services**

### **Goals**

1. To recognize and maintain only those services needed for a predominantly rural/low density community.
2. To expand township services at a rate to ensure public health and safety, and to discourage premature development.
3. To acquire suitable land for the township's future needs

### **Objectives**

1. Acquire new sites for township facilities, including fire, police, road maintenance, etc.
2. Determine the services the township can provide as a suburban community with a sense of rural character.
3. Work with elected officials to increase services as needed, but not in a way to compete with urban development, so as to retain a rural community.

4. Use the Comprehensive plan as the guideline in zoning.

### **Planning and Zoning**

#### **Goals**

1. To determine and implement an appropriate land use mix.
2. To implement and maintain the land use plan.
3. To enforce zoning regulations.

#### **Objectives**

1. Revise the zoning text and map in accordance with the comprehensive plan.
2. Develop policies for service provision that relate to the comprehensive plan.
3. Provide for 5-year updates and revisions to the plan.
4. Add a Conservation Subdivision alternative to allow for different kinds of open space for land that is not suited to the continuation of agriculture.

### **Transportation**

#### **Goals**

1. To avoid congestion on local, county and state roads.
2. To retain the narrow township roads where possible as part of the rural character.
3. To improve the road network without destroying the rural character.
4. To seek developer mitigation of their road impacts of their adjacent developments.

#### **Objectives**

1. Cooperate with ODOT on removing/preventing unnecessary commercial curb cuts on S.R. 3 and S.R. 37.
2. Require commercial parallel access roads and connections between planned commercial developments along major arterial roads, especially S.R. 3 and S.R. 37.
3. Assist appropriate government agencies in the review of corridors for the proposed Alternative N to the County Thoroughfare Plan. Seek the corridor that provides the best traffic efficiency and least impact on Trenton Township.
4. Restrict left turns across traffic on S.R. 3 and S.R. 37. Coordinate turns at new signals shown by \* symbol on the comprehensive plan map.
5. Adopt the appropriate ODOT Access Management recommendations; work with ODOT to prevent the deterioration of S.R. 3, S.R. 37 and C.R. 605.
6. Encourage construction of new roads on the Comprehensive Plan as part of new developments.

## **Citizen Participation**

### **Goals**

1. To ensure significant and diverse citizen input into the planning process.

### **Objectives**

1. Use the steering committee as the primary citizen input to the Zoning Commission in amending the Comprehensive Plan.
2. Advertise open informational meetings to discuss and review the recommendations of the plan prior to public hearings.
3. Publish and mail a synopsis of the plan to every household in Trenton Township.
4. Encourage active citizen participation in future comprehensive plan updates.



## Chapter 15 Recommendations

### **Intent of the Trenton Township Comprehensive Land Use Plan**

The 2003 Trenton Township Comprehensive Plan is the sum of all the chapters and appendices. Chapter 15 is to be read in conjunction with the Comprehensive Land Use Plan (see map).

### **15.1 Sub Area I – Heartland**

**Boundaries:** Majority of the township, except the land immediately around Sunbury and areas along County Road 605 at the intersections of Hartford Road, State Route 3, and N. Old 3C Highway.

**Land Area:** Approximately 16,260 acres

### **General Facts and Findings**

Most of Trenton Township is characterized by relatively flat terrain with some ravines along streams and waterways. Land becomes slightly rolling toward the west of the township. Residential development is characterized by large road-frontage splits with some smaller lots at intersections. Trenton Township prefers to retain the rural character that it currently has, while allowing development at a low density (1 unit/3-5 acres). This also prevents heavy traffic impacts on narrow, farm-to-market roads.

The area just east of Sunbury accesses the village via S.R. 3, Hartford Road and S.R. 37. Two Sunbury roads, Cherry and Laurel, stub to the township line. Walnut Street forms the village boundary through part of this Sub Area. The Big Walnut River and its related ravines and floodplains divide the Sub Area from the village limits. Public water is available (Del-Co). The Village of Galena has a county-operated sewage treatment plant to the southwest. These environmentally sensitive areas need protection from inappropriate development, since the Big Walnut is a tributary to Hoover Reservoir, the largest drinking water reservoir for Columbus.

There are several large parcels within this area that could be assembled into sizeable developments. Most land is owned by individual acreage owners. The Land in Speculation Map has identified several parcels along Hartford Road owned by developers Dantomka Ltd. Some of these soils are fairly high yield agricultural soils, but their proximity to Sunbury and their ownership by investors does not make them likely to remain in agriculture if infrastructure can be extended.

Rattlesnake Ridge Golf Course in the southern portion of the township has spurred development of three Common Access Driveway subdivisions. Some of the most fertile agricultural soils are found in the center of this Sub Area, most notably southeast of the intersection of Longshore Road and Hartford Road. Prime agricultural land is also found south of S.R. 37. A dominant physical feature of this area is the Big Walnut Creek that passes through the western portion of the township and its wide floodplain in the northwest corner of the township. Culver Creek, Perfect Creek, and the three branches of Rattlesnake Creek, including their smaller floodplains, also pass from east to west through the township. Currently, no sanitary sewer is available within this Sub Area. By agreement, either Delaware County or Columbus could build an additional sewage treatment plant to serve land south of S.R. 37, at approximately 1.25 dwelling units per acre, but there are no current plans to do so.

The 2001 Delaware County Thoroughfare Plan shows a new road coming from approximately the southern edge of Sunbury, traveling through the township to an unspecified intersection with S.R. 37. This route is intended to provide east-west movement across the county, acting as an extension of Cheshire Road and routing traffic around Sunbury.

#### **Sub Area I Recommendations**

1. Retain current minimum lot size of 3 acres in the Rural Residential district and retain this zoning district in areas that are now, or will continue to be, unsewered.
2. To save farmland, Farm Village type conservation subdivisions should be permitted without zoning change use at the overall density of this agricultural district. In other words, a 100-acre tract could be divided into 20 lots, each one of which would be less than five acres, saving perhaps 70 acres in farmland open space. The smaller the lot size, say, one acre per lot to accommodate septic systems, the more farmland could be saved as open space, and potentially kept in farm production.
3. To save open space, permit Conservation Subdivisions or Farm Villages at the maximum density of 1 unit per 3 acres.
4. Protect the 100-year floodplain by prohibiting new residential structures within it.
5. Support the new signal and intersection improvement by ODOT at C.R. 605 and S.R. 37.
6. The MORPC 1999 Bikeway Corridor Update includes routes along Centerburg, Condit, Hartford, Longshore, Miller-Paul and Ross Roads. New development along these roads should incorporate these bike paths in their design.

7. Support the conversion of the former inter-urban rail right-of-way (land owned by Weiss, Mohler, Runyon, Sandel and Success Acres) into a bikepath, if pursued by a private or public organization and funded outside the township (route 12 on the MORPC Corridor Update).
8. A new road is recommended by the 2001 Delaware County Thoroughfare Plan coming from Berkshire Township south of Sunbury, into Trenton Township and meeting S.R. 37 at an intersection along the Wilson Farm property. The road linkage can be development-driven as these parcels develop.

### **15.3 Sub Area II – North Condit**

Boundaries: Sub Area II is an area surrounding the intersection of Old 3C and C.R. 605. The northern border is 1000' from the intersection; the western border is 2100' from the intersection; 812' to the south and 2400' to the east.

Land Area: Approximately 182 acres

#### **General Facts and Findings**

Perfect Creek and its wide floodplain divide the Sub Area. Small streams feed the creek through a number of ravines. These environmentally sensitive areas need protection from inappropriate development, since the Perfect Creek is a tributary to Big Walnut River, which is the source of Sunbury's drinking water, as well as a tributary to Hoover Reservoir, the largest drinking water reservoir for Columbus. Some soils in low-lying areas are prime agricultural. Access to the area is currently County Road 605 and Old 3C Highway, both two-lane roads.

Public (Del-Co) water is available. There currently is no county sewer service provided, and none planned for Sub Area II during the planning period 2003-2013.

#### **Sub Area II Recommendations**

1. Consider a Traditional Neighborhood Development as part of a large mixed use commercial-residential development "node" at North Condit on the S.R. 3 corridor, if public water and public centralized sanitary sewer can be provided. Density would be dependent on availability of centralized sewer, but if a true village were desired, up to 2 du/ac for an area of up to 75 acres.
2. Commercial parcels with access to S.R. 3 should be linked with parallel rear access roads built in increments by developers. Left turn movements across traffic should be at controlled locations spaced at least ¼ mile apart, as approved by ODOT. Most access points should be right turn in and right turn out only, since a non-traversable median in S.R. 3 may someday be necessary.

3. The frontage lots along the north side of S.R. 3 are recommended for eventual conversion to professional offices. For new construction, access management will be a key. For existing residences that convert to offices, driveways should be joined to reduce curb cuts whenever possible.
4. Permit Conservation Subdivisions of Farm Villages at the density of the underlying zoning, to a maximum of 1 unit per 3 acres.
5. Protect the 100-year floodplain by prohibiting new residential structures within it.
6. The MORPC 1999 Bikeway Corridor Update includes routes along Condit and Hartford Roads. New development along these roads should incorporate these bike paths in their design.
7. Support the conversion of the former inter-urban rail right-of-way (land owned by Sandel) into a bikepath, if pursued by a private or public organization (route 12 on the MORPC Corridor Update).

#### **15.4 Sub Area III – Condit Station**

**Boundaries:** North: A line extending west from and including Meredith State Road; West: 2200 feet west of C.R. 605; South: Approx. 1500' south of S.R. 3; East: Approx. 1120' east of C.R. 605.

**Land Area:** Approximately 208 acres

#### **General Facts and Findings**

Sub Area III is a commercial hub around the intersection of State Route 3 and County Road 605. The site is generally flat with an almost grid-like street pattern. Several intersections are at angles that do not allow for the safest possible sight distances. The area includes current commercial ventures such as Carter Lumber Company, Heston's Greenhouse, Whitesell Body Shop, R.E.D. Auto, Outdoor Sportsman, Wayne's Auto Center, JJ Carpet and Anna's Market. Public (Del-Co) water is available.

There currently is no county sewer service provided, and none planned for Sub Area IV during the planning period 2003-2013. However, the C.R. 605 corridor between North and South Condit has been identified as a potential pocket of pollution, where existing septic systems are no longer functioning properly, resulting in a possible public health hazard. In response, the county could develop a small plant that would treat up to 100,000 gallons per day. 100 existing homes might be served at 290 gpd, resulting in remaining capacity for roughly 200 additional units (or equivalent development units). At 2 du/acre, approximately 100 acres would be needed for development.

### **Sub Area III Recommendations**

1. Lands within Sub Area III should be developed as Community Business, Planned Commercial and Limited Industrial uses that pay significant property taxes and generate large sales taxes. These could be restaurants, offices, highway service such as gas stations, or even regional commercial uses such as major grocery stores and retailers.
2. Parcels should have limited access to S.R. 3 and be linked with parallel rear access roads built in increments by developers. Left turn movements across traffic should be at controlled locations at least ¼ mile spaced (1/2 mile preferred), as approved by ODOT. Most access points should be right turn in and right turn out only, as a non-traversable median may someday be needed.
3. Only low level, downward-cast lighting should be allowed to prevent glare on adjacent roadways, light pollution on adjacent properties.
4. To avoid sign clutter, ground signs should be the only sign type permitted along S.R. 3 and C.R. 605. Billboard and pole signs should be prohibited.
5. A Trenton Township architectural sign syntax should be developed.
6. Extensive landscaping should be required in parking lots to avoid the “sea of asphalt” to reduce runoff and temperatures. Use landscaping to divide parking areas by using islands at reasonable spacing, at ends of rows, and along S.R. 3 frontage. A standard landscape detail should be adopted.
7. Lands within Subarea III currently are outside the county sanitary sewer service area. Those lands fronting on S.R. 3 are recommended for planned commercial or office uses if sewage disposal can be provided. Commercial or office uses could be served by on site septic systems if their water usage is limited. They could be served by a privately constructed, but county dedicated and maintained sewage treatment plant with land application of treated effluents.
8. Consider a TND as part of a large mixed use commercial-residential development “node” on the S.R. 3 corridor, if public water and public centralized sanitary sewer can be provided.
9. Single-family parcels may be redeveloped as professional office uses, with access management controls to prevent congestion on S.R. 3 and C.R. 605.
10. Support any improvements made by ODOT along S.R. 3, including limiting access.
11. The MORPC 1999 Bikeway Corridor Update includes routes along Condit Roads. New development along this road should incorporate these bike paths in its design.
12. Support the conversion of the former inter-urban rail right-of-way (land owned by Sandel) into a bikepath, if pursued by a private or public organization (route 12 on the MORPC Corridor Update).

### **15.3 Sub Area IV – South Condit**

Boundaries: Sub Area IV is an area with the intersection of C.R. 605 and Hartford Road as the center. The northern boundary is 3,000' north; 1,000' to the south and 2150 to the east. To the west, it includes the road frontage lots on the south side of Hartford Road to the old Township Hall.

Land Area: Approximately 370 acres

#### **General Facts and Findings**

This Sub Area is defined by large road frontage lots with a central core of the original South Condit plat of 1889. Access to the area is currently via C.R. 605 and Hartford Road, both of which are two-lane roads. Soils are moderately high-yielding for agricultural, with some high yielding areas in the western edge of the Sub Area. North Fork Creek and its tributaries flow through the area and continue to Rattlesnake Creek to the south. While much of the area retains its use as farmland, the development that has occurred is primarily residential. This area includes the Trenton Township Hall, Fire Station and township cemetery. Condit Presbyterian and Centerburg Congregation of Jehovah's Witnesses fulfill a community service role in Sub Area IV.

Public (Del-Co) water is available. There currently is no county sewer service provided, and none planned for Sub Area V during the planning period 2003-2013. However, the C.R. 605 corridor between North and South Condit has been identified as a potential pocket of pollution, where existing septic systems are no longer functioning properly, resulting in a possible public health hazard. In response, the county could develop a small plant that would treat up to 100,000 gallons per day. 100 existing homes might be served (each at 290 gpd), resulting in remaining capacity for roughly 200 additional units (or equivalent development units). Some of this capacity can be used for commercial and/or industrial uses in planning area IV. At 2 du/acre, approximately 100 acres would be needed for development.

#### **Sub Area IV Recommendations**

1. Retain current minimum lot size of 3 acres in Rural Residential district.
2. Consider a Traditional Neighborhood Development as part of a large mixed use commercial-residential development "node" at North and South Condit on the S.R. 3 corridor, if public water and public centralized sanitary sewer can be provided. Density would be dependent on availability of centralized sewer, but if a true village were desired, up to 2 du/ac for an area of up to 100 acres.
3. Permit Conservation Subdivisions or Farm Villages at the density of the underlying zoning, to a maximum of 1 unit per 3 acres.

4. The MORPC 1999 Bikeway Corridor Update includes routes along Condit and Hartford Roads. New development along these roads should incorporate these bike paths in their design.
5. Support the conversion of the former inter-urban rail right-of-way (land owned by Sandel) into a bikepath, if pursued by a private or public organization (route 12 on the MORPC Corridor Update).
6. Acquire land west and north of the township hall for a township park. Ultimately 15-50 acres would be desirable.

#### **15.12 Future Trenton Township Population at build-out.**

Table 15.1 shows the future land use mix of the township if the 2003 Comprehensive Plan were implemented and the township was totally built out. The 2003 year end projected population of Trenton Township is 2,201. The future population at build-out depends largely on the density allowed through zoning and the amount of land developed as commercial and residential. Unless served by sanitary sewer, the plan calls for one unit per 3 acres. Under this scenario, there is a potential for 3,270 new housing units. At approximately 2.9 persons per household (average Census 2000) the build-out population would be 11,684.

The character of the township will continue to reveal itself as the plan is implemented. As time passes and new factors influence the validity of the 2003 vision, the township will have to revisit its plan and its vision to consider whether changes need to be made.

**Table 15.1 Future Land Use Mix- 2003 Trenton Township Comprehensive Plan**

	<b>2003 DALIS acreage</b>	<b>% Total</b>	<b>2003 Comprehensive Plan (total build-out)</b>	<b>% Total</b>
<b>Residential (SF +MF) **</b>	<b>1,131.51</b>	<b>6.64</b>	<b>10,942.25</b>	<b>64.28</b>
Single Family	1,131.51		10,942.25	
Multi family	0	0		
<b>Commercial</b>	<b>6.90</b>	<b>&lt;.1</b>	<b>94.50</b>	<b>.56</b>
<b>Institutions</b>	<b>6.53</b>	<b>&lt;.1</b>	<b>6.53</b>	<b>.03</b>
<b>Industrial</b>	<b>25.72</b>	<b>.15</b>	<b>149.46</b>	<b>.88</b>
<b>Agriculture</b>	<b>11,804.65</b>	<b>69.35</b>	<b>0</b>	<b>0</b>
<b>Water***</b>	<b>394.38</b>	<b>2.32</b>	<b>394.38</b>	<b>2.32</b>
<b>Roads and Utilities****</b>	<b>567.33</b>	<b>3.33</b>	<b>2,332.63</b>	<b>13.70</b>
<b>Parks/open space</b>	<b>3,052.53</b>	<b>17.93</b>	<b>3,102.53</b>	<b>18.23</b>
Recreation	29.53		79.54	
Wetlands	37.98		37.98	
Undeveloped, forest and shrub	2,979.14		2,979.14	
Undeveloped, quarries and pits	3.16	0	3.16	
Undeveloped, junkyards	2.71	.46	2.71	
<b>(Land annexed to Sunbury)</b>	<b>(32.73)</b>			
<b>Acreage in Township</b>	<b>17,022.28</b>	<b>100.00%</b>	<b>17,022.28</b>	<b>100.00%</b>

*Due to rounding, some figures may not add exactly to 100%.*

\* The 2001 DALIS Geographic Information System acreage vector data.

\*\* 2001 residential acreage calculated using DALIS data for entire parcel.

\*\*\* Area created as follows: Lakes, ponds and rivers polygons calculated by GIS. Streams (including seasonal swales on the USGS maps) were given a width of 20 feet and multiplied by the number of lineal feet.

\*\*\*\* Right-of-way for roads and utilities.



## Chapter 16

# Implementation

### **16.1 Recommended Zoning Amendments**

1. Adopt Conservation Subdivision as permitted uses in Agricultural and FR-1 zones.
2. Revise sign code to prohibit pole signs and billboards. Permit ground signs and fascia signs.
3. Revise zoning code to prohibit location or construction of residential structures within the 100- year floodplain.
4. Adopt access management policies for all township roads and require curb cut permits from township road superintendent.
5. Require traffic studies for any use that generates more than 100 new trips per day, or as determined by the proposed Delaware County Traffic Impact Standards. Require developer to mitigate his traffic impact as necessary. Establish a level of service (LOS) C as the desired level of service.
6. Use the comprehensive plan as the guide where new roads need to be built, and negotiate their provision as part of development of new super blocks of land. Secure the right of way as part of the subdivision plat or by acquisition.
7. Adopt NRPA standards for recreational areas and secure the donation and/or construction of useable open space by developers of major new residential subdivisions (30 homes or more).
8. Require linkage of new neighborhoods by greenways along natural streams. Add greenway criteria to the zoning resolution, count its area as open space.
9. Amend the zoning resolution to show detail for standard buffer between incompatible land uses.
10. If Traditional Neighborhood Developments are desired, hire a New Urbanist consultant such as Duany Plater-Zyberk to develop the parallel local zoning regulations for such a district.

### **16.2 Non-zoning related actions**

1. Acquire 50 acres of land for a future township park.

**Appendix A**  
**A New Planner's History of Planning**  
**Philip Laurien AICP**

- 1189** England; required stone party walls 1 & 1/2 feet thick each side, 16' tall on houses.
- 1214** Magna Carta; King John of England, prevented the seizure of land by the King without compensation. First land use regulation, restricting forests for hunting.
- 1297** England- Front yards to be cleared and maintained
- 1400s** England- all roofs in urban areas to be stone, lead or tile (fire protection)
- 1565** St. Augustine, Florida, first American planned city, Spanish Law of the Indies
- 1666** Great fire of London, England- An Act for the Rebuilding of the City of London, divided city housing into 4 classes, required uniform roof lines and balconies, established front setbacks, mandated 3 year reconstruction or seizure by the city for the public good.
- 1690** Annapolis, Maryland, Sir Francis Nicholson, designed it as a new town, with radial spokes
- 1692** Philadelphia, first major city built on land speculation, used grid pattern for the layout. 1<sup>st</sup> neighborhood park system.
- 1692** Boston ordinance restricted slaughter, still, curriers and tallow chandler houses to areas of the city less populous and offensive to the public.
- 1699** Williamsburg, Virginia, Sir Francis Nicholson, designed grid with green mall, central avenue.
- 1733** Savannah, Georgia, General James Ogelthorpe, 24 squares, 40 families per square, grid.
- 1777** Vermont, 1780 Massachusetts, 1789 North Carolina Constitutions prevent taking of land without compensation.
- United States Constitution, Article V of the Amendments** “ no person shall...be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use without just compensation.”
- Land Act of 1785**- Established survey grid 36 square mile townships, North West territories, (includes Ohio)
- 1789** Washington D.C. plan, Pierre Charles L'Enfant combined the radial spokes of Annapolis and the green mall of Williamsburg.
- 1811** 25 x 100 standard New York City lot
- 1856** Central Park, New York City, public green space, parks movement. Frederick Law Olmstead, Sr.
- 1860s** Public health movement- New York, San Francisco, regulating tenements and slaughterhouses.
- 1869** Riverside, Illinois, English garden style city by Frederick Law Olmstead Sr. Used curving, tree-lined streets, deep setbacks, single family detached houses, exclusively residential neighborhoods. Became the standard

for FHA in the 1930's, thus copied in virtually every major city and community in the US. Still the standard suburban style of land plan used today.

- 1871** Pumpelly V. Green Bay 80 US 166 (1871)-Established a taking by flooding of private property.
- 1890** Jacob Riss writes *How the Other Half Lives*, depicts slum conditions in New York.
- 1893** Chicago, Colombian Exposition, "White City", Daniel Hudson Burnham, beginning of City Beautiful movement.
- 1898** Ebenezer Howard writes *Tomorrow, a Peaceful Path to Real Reform*, beginning of Garden City movement.
- 1903** Cleveland Plan, Daniel Burnham, civic center, first master plan for an American city to be realized.
- 1904** San Francisco Plan, Daniel Burnham, based on City Beautiful principles.
- 1909** Chicago, first regional plan in US, by Daniel Burnham.
- 1909** Wisconsin passed first state enabling legislation permitting cities to plan
- 1909** Los Angeles, first zoning ordinance
- 1909** Harvard, first course in city planning
- 1915** Hadacheck V. Sebastian- 239 US 394 (1915) Determined that a local government can prohibit land uses in certain areas it deems inappropriate, even though this significantly reduces land value.
- 1916** New York adopts first comprehensive zoning ordinance, no mention of master plan.
- 1917** ACPI established, Kansas City
- 1919** Ohio Planning Conference, precursor of APA established, first citizen based planning organization in US.
- 1920s** City Beautiful gives way to legalistic, "city efficient" emphasis on administration, lawyers, and engineers
- 1922** Standard State Zoning Enabling Act issued by the US Department of Commerce. Mentions a plan as a separate study, but most communities do not realize its importance. Zoning seen as planning. Flawed.
- 1922** Pennsylvania Coal v. Mahon, 260 US 393 (1922) Supreme Court rules that if a regulation goes too far, it will be recognized as a taking. The determination as to whether a taking has occurred rests on the facts of the case. Still the basic taking case today.
- 1925-** Cincinnati, Ohio, first comprehensive city land use plan in America. Not the New York model. Alfred Bettman.
- 1926-** First capital budget, Cincinnati, Ohio
- 1927-** Village of Euclid (Ohio) V. Ambler Realty, 272 US 365 (1926)-upheld zoning as constitutional under the United States Constitution, as a police power of the state. If zoning classifications are reasonable, they will be upheld.
- 1928-** Standard City Planning Enabling Act issued by the US Department of Commerce. Enter the modern planning age, where a comprehensive plan is the intended basis of zoning, the implementing tool. Act flawed, not largely followed; most major cities already regulating land use under standard zoning act.

- 1930s** Greenbelt cities, including Greenhills, Ohio, Greenbelt, Maryland, Greendale, Wisconsin.
- 1935** Frank Lloyd Wright's Broadacre City, A New Community Plan, lot size varied with family. Did not consider the broad economic spectrum, elitist.
- 1941** Ladislav Segoe, Cincinnati, Ohio writes Local Planning Administration, (the "Green "book). The Planning "bible" still used and updated today as the basic manual for planners.
- 1961** Jane Jacobs writes The Death and Life of Great American Cities
- 1964** T.J. Kent writes The Urban General Plan. Noted Standard. City Planning Act of 1928 was faulty. Said the plan should be:
- 1.) long range and general
  - 2.) one comprehensive document adopted at one time with all elements integrated
  - 3.) focused on the physical development implications of socio-economic policies
  - 4.) be identified as the city council's (elected official's) plan
- 1969** *Design with Nature*, Ian McHarg, brings environmental sensitivity to planning movement with overlay of land capability and critical resources.
- 1970s** Citizen participation and advocacy planning movements bring power back to the people from the inception of the plan.
- 1970s-90s** Land use law cases; Appellate and Supreme Court decisions regarding
- Growth management (*Golden v. Planning Board of Ramapo*, 30 NY 2d 339, 285 N.E. 2d (1972); also *Construction Industry Association of Sonoma County (California) v. City of Petaluma*, 522 F.2d 897 (9<sup>th</sup> Cir. , 1975), cert. Denied 424 US 934 (1976).
  - Affordable Housing and the fair share analysis (*Southern Burlington County NAACP v. Township of Mount Laurel*, 67 N.J. 151, 336 A. 2d 713, 1975)
  - Takings and exactions;
    1. *Penn Central Transportation Company et al v. City of New York*, 1978. No taking occurred as a result of the Grand Central Station being placed in a Landmark Preservation District. The use of the terminal was unimpeded, and useful governmental purpose (landmark preservation) was vindicated. The fact that the landmark Preservation commission recommended denial of a 53 story tower over Grand Central Station did not in itself assure that the tower would be denied zoning, nor was it a taking.
      - a.) *First English Evangelical Lutheran Church v County of Los Angeles* 482 US 304 (1987). The court rejected as a full remedy the declaration of invalidity of the zoning ordinance. Plaintiff could be compensated for time the use of the land was lost due to zoning.

- b.) *Nollan v. California Coastal Commission* 483 US 825 (1987) Court held that development exaction's are valid so long as there is a reasonable relationship between the imposed exaction and the impact on property. The requirement of an easement for public walkway along the beach was not related to the issuance of a building permit on private property.
- c.) *Lucas v. South Carolina Coastal Council* 505 US 1003 112 S. Ct. 2886 (1992) Court held that when a regulation goes too far to deny all economic use of a property, it will be considered a taking.
- d.) *Dolan v. Tigard* 114 S. Ct. 2309, 2315 (1994) City requirement to dedicate land in a floodplain for a bike path as a condition to approval of expansion of an existing hardware store was not reasonable. Must be an essential nexus between the exaction and the use. The benefit to the landowner must be roughly proportional to the impact of the development. The burden is on the community to create this nexus.

**1990s** Desktop geographic information systems (GIS) allow for inexpensive sophisticated land capability and land use analysis, court decisions relate to reasonableness of environmental preservation (aquifers, endangered species, floodplains, wetlands).

**1990s** New Urbanist Movement. Return to grid pattern of cities and mixed uses, high densities, mostly centered in the south and west. Slowly making inroads into central USA as a design alternative. Conservation subdivisions gain momentum in rural areas, as an environmentally sensitive replacement for nondescript cluster subdivisions.

## Appendix B

# Ohio Planning Enabling Legislation

Philip C. Laurien, AICP

- **Ohio Enabling Legislation: Township Planning and Zoning (ORC 519)**

Current Ohio enabling legislation treats the need for a comprehensive plan the same in townships and counties. The ORC does not specify for Counties or Townships what must constitute a Comprehensive plan. This stems from the 1922 Standard Zoning Enabling Act, which was passed prior to the Standard City Planning Enabling Act, both released in the 1920's by the US Department of Commerce. Ohio began planning by zoning, and has left the cart before the horse ever since.

"For the purpose of promoting the public health, safety, and morals, the board of county commissioners [township trustees] *may, in accordance with a comprehensive plan*, regulate the location, height, bulk, number of stories, and size of buildings and other structures, including tents, cabins, and trailer coaches, percentages of lot areas which may be occupied, setback building lines, sizes of yards, courts, and other open spaces, the density of population, the uses of buildings and other structures including tents, cabins, and trailer coaches, and the uses of land for trade, industry, residence, recreation, or other purposes...and for such purposes may divide all or any part of the ... territory into districts or zones of such number, shape and areas as the board determines. All such regulations shall be uniform for each class or kind of building or other structure or use throughout any district or zone, but the regulations in one district or zone may differ from those in other districts or zones."

### **Columbia Oldsmobile Inc v. City of Montgomery (1990, 56 Ohio St. 3d 60)**

"R.C. 303.02, regulating rural land use in counties and R.C. 519.02 regulating land use in townships *require* [court emphasis] that zoning regulations promulgated by counties and townships be in accordance with a comprehensive plan. However, there is no statutory requirement that cities such as Montgomery enact a comprehensive community plan pursuant to its power to zone under R.C 713.06 et seq."  
**Therefore, a comprehensive plan is required in Township and county zoning according to the Ohio Supreme Court.**

The voluntary (but recommended) nature of planning in municipalities in Ohio was stated in the case of City of

Pepper Pike (Ohio App. 1979) 63 Ohio App. 2d 34, 409 N.E 2d 258, 13 O.O. 3d 347, 17 O.O. 3d 240). "Because Ohio law does not require a municipality to adopt a comprehensive zoning plan as a condition precedent to the enactment of zoning legislation, a municipality has the discretion as to whether it will adopt a comprehensive zoning plan; failure to have a zoning plan which is separate and distinct from a zoning ordinance does not render a zoning ordinance unconstitutional." It should be noted that this is for cities, which have greater authority than townships, but the with regard to the lack of a requirement for planning, the resultant legal conclusion is the same.

- **Ohio Enabling Legislation: Township Planning and Zoning (ORC 519)**

Current Ohio enabling legislation treats the need for a comprehensive plan the same in townships and counties. The ORC does not specify for Counties or Townships what must constitute a comprehensive plan. This stems from the 1922 Standard Zoning Enabling Act, which was passed prior to the Standard City Planning Enabling Act; both released in the 1920's by the US Department of Commerce. Ohio began planning by zoning, and has left the cart before the horse ever since.

"For the purpose of promoting the public health, safety, and morals, the board of county commissioners [township trustees] *may, in accordance with a comprehensive plan*, regulate the location, height, bulk, number of stories, and size of buildings and other structures, including tents, cabins, and trailer coaches, percentages of lot areas which may be occupied, setback building lines, sizes of yards, courts, and other open spaces, the density of population, the uses of buildings and other structures including tents, cabins, and trailer coaches, and the uses of land for trade, industry, residence, recreation, or other purposes...and for such purposes may divide all or any part of the ... territory into districts or zones of such number, shape and areas as the board determines. All such regulations shall be uniform for each class or kind of building or other structure or use throughout any district or zone, but the regulations in one district or zone may differ from those in other districts or zones."

The voluntary (but recommended) nature of planning in Ohio was stated in the case of City of Pepper Pike (Ohio App. 1979) 63 Ohio App. 2d 34, 409 N.E 2d 258, 13 O.O. 3d 347, 17 O.O. 3d 240). "Because Ohio law does not require a municipality to adopt a comprehensive zoning plan as a condition precedent to the enactment of zoning legislation, a municipality has the discretion as to whether it will adopt a comprehensive zoning plan; failure to have a zoning plan which is separate and distinct from a zoning ordinance does not render a zoning ordinance unconstitutional." It should be noted that this is for cities, which have greater authority than townships, but the with regard to the lack of a requirement for planning, the resultant legal conclusion is the same.

- **Township Authority**

Trenton Township has taken the authority given by Ohio Revised Code Section 519 to adopt a comprehensive plan as a basis for zoning, and to adopt township zoning. Trenton Township zoning was first adopted in 1956.



## Appendix C

### Common Elements of Great Communities

Philip C. Laurien AICP

1. Central public open spaces (park, square, greenbelt, and water) in every neighborhood.
2. Variety of architectural styles, with compatible elements
3. Retention of history through reinvestment and restoration of structures
4. Fine grained downtown or village centers
  - a.) Intimate, human scale
  - b.) Angle parking, with 2-3 lanes of traffic
  - c.) Street trees/planters
  - d.) Decorative/historic street lighting (at human scale)
  - e.) High quality, permanent, natural materials (stone, brick, stucco, real wood)
  - f.) Classic architectural elements: pillars, cornices quoins, deep overhangs. No plain boxes.
  - g.) Wide sidewalks, with colored paver or brick accents
  - h.) Retention of public and cultural buildings as anchors
  - i.) Mixed uses (residential, commercial, office)
  - j.) Compact blocks with no rapid through traffic. Block design purposefully interrupted. Where through streets exist, make treed boulevards.
  - k.) Fine grained signage with theme. No pole signs. Extensive use of painted window signs, labeled awnings, fascia signs, none internally lit. Small hanging signs from buildings.
  - l.) Large glass area on first floor to invite the outside in. Glass divided by vertical posts or pillars as support and as design element.
  - m.) Narrow streets
  - n.) Restrained color palette. No clashing garish colors.
  - o.) "0" setbacks or minimal setbacks from the right of way. Commercial uses on ROW with paved sidewalk up to storefronts. House with 10-20' courtyards, fenced at ROW.
  - p.) Grid pattern streets, short blocks, with low speeds, stop signs at intersections.
  - q.) Wall graphics in classic style, restrained palette. Historic murals or advertising.
  - r.) Small shops, narrow structures, with greater depth. Parking to rear and angle parking in street.
  - s.) Landscape end islands to protect angle parking and provide location for street trees.
5. Highway Commercial Uses with the following attributes:
  - a.) Greenbelts along roadway
  - b.) Access management, controlled access points, adequate setback for parallel access roads.
  - c.) Ground signs rather than pole signs. High (100') pole signs only permitted within certain distance of major interstate interchanges for on-premise advertising of highway related services (motel, food, auto).
  - d.) Prohibition of billboards
  - e.) Lush landscaping; end islands for parking stalls. Parking lot forested look.
  - f.) Signage restraint. Use of franchise type fonts and colors, but neutral backgrounds. No garish or florescent colors. Unified background color on shared signs.
  - g.) Avoidance of white, yellow and red plastic internally lit signs.
  - h.) Limit number, type and location of signs.

- i.) Limit conversion to inappropriate uses such as flea markets from storage lockers.
  - j.) Parallel access roads or interconnecting parking lots to limit curb cuts to major highway.
  - k.) Community theme for greenbelt/landscape along road.
  - l.) Deep setbacks.
6. Residential Areas with the following attributes
- a.) Narrow streets with either no on street parking for streets with deep (more than 35' from ROW) setbacks, or on-street parking with landscaped end islands for streets with shallow (less than 35' from ROW) setbacks.
  - b.) Traffic calming features (center islands with landscaping), eyebrow islands with landscaping), parks at blocks end to divert traffic flow.
  - c.) Separation of residential uses from all other uses, or alternatively, intentional mixture of residential and commercial as part of a town center or Traditional Neighborhood Development with strict architectural controls and elements.
  - d.) Curvilinear roads to fit hilly topography and/or environmentally sensitive areas; grid streets in flat, or formal planned town centers or TNDs, low speeds.
7. Adopt a General Plan for overall road development.
8. Require development to “fit” and preserve natural features such as topography, wetlands, floodplains, water views, and trees. Encourage public space around such features.
9. Preserve rural areas with the following attributes
- a.) open vistas from the roads
  - b.) save natural resources
  - c.) retain agriculture where feasible
  - d.) retain woods where feasible or replant.
  - e.) Narrow roads, wide spacing of curb cuts
  - f.) Deep setbacks.
  - g.) Low densities.
  - h.) Retention of rural/historic structures, such as attractive wooden barns.
  - i.) Retain tree lines along rural roads.
10. Industrial areas with the following attributes:
- a.) Ground or fascia signage, no pole signs.
  - b.) Wide roads with large curve radii for heavy trucks.
  - c.) Location in parks, not stripped out along highways.
  - d.) Landscaped greenbelt around parking areas.
  - e.) Signalized entrance to park areas for safe vehicular entry.
  - f.) Landscaped buffer to residential uses
  - g.) Generous area for truck loading and turning.