

Delaware Township

Delaware County, Ohio



comprehensive plan 2022



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**Delaware County
Regional Planning Commission**

Adopted

Date

Background information in this Comprehensive Plan was compiled and presented between May 2021 and February 2022. Data was current as of the date it was presented, or as noted, although some tables have been updated throughout the process.

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Chapter 1

Introduction

Delaware Township

Why Complete A Comprehensive Plan

A Comprehensive Plan gives credence to Zoning Resolutions and other local-level public administrative, legislative, and executive decisions.

In 1924, the United States passed a Standard State Zoning Enabling Act (SZEA) which provided language for states to use in order to pass legislation that would provide local governments the power and legitimacy to regulate land uses. A major component of the Act, which translated to enabling legislation in Ohio, required that Zoning be done “in accordance with a comprehensive plan.”

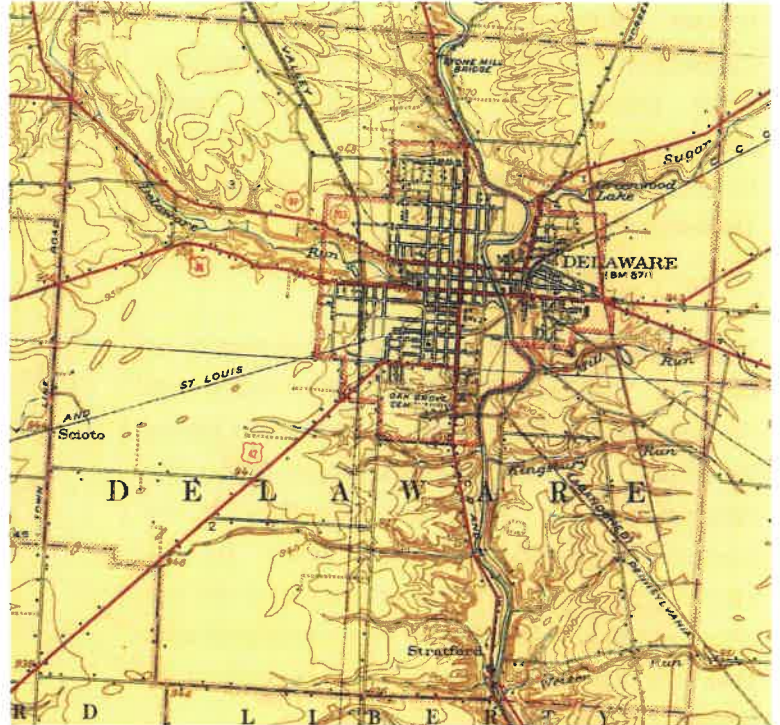
The Ohio Supreme Court has ruled that the comprehensive planning requirement can be met through either a separate document, or as part of the zoning resolution, as long as two factors are met:

- 1) The plan and/or resolution covers the entire geographic extent of the jurisdiction; and
- 2) The plan covers all functional elements of a community.

Fulfilling these two requirements is better served through a separate document, in order to help guide the Zoning Resolution, and make the rationale behind rezoning resolution restrictions more clear.

How Planning and Zoning Work Together

The process of comprehensive planning is intended to guide decision-making with regards to zoning regulations and planning commission approvals and/or denials. As a set of objectives, goals, and recommendations, the Comprehensive Plan essentially becomes a policy document that communicates what the Township finds important, what the Township wants to preserve, where the Township wants to see growth, and most importantly, what the Township sees itself as in the future.



It's important to remember that the Comprehensive Plan in-and-of-itself does not contain regulatory power. The power in a Comprehensive Plan lies in the recommendations which provide the rational basis for zoning amendments, and allows a community to approve or deny projects that do or do not fit what the Township wants to be.

This means that for the Comprehensive Plan to be effective, the Township Zoning Commission and Trustees will need to amend the Township's Zoning Resolution. The amendments should reflect the recommendations, goals, and objectives of the Comprehensive Plan, as they relate to the community's vision. If the amendments do not relate to the community's vision in a rational way, then the Zoning Resolution may be subject to legitimacy challenges.

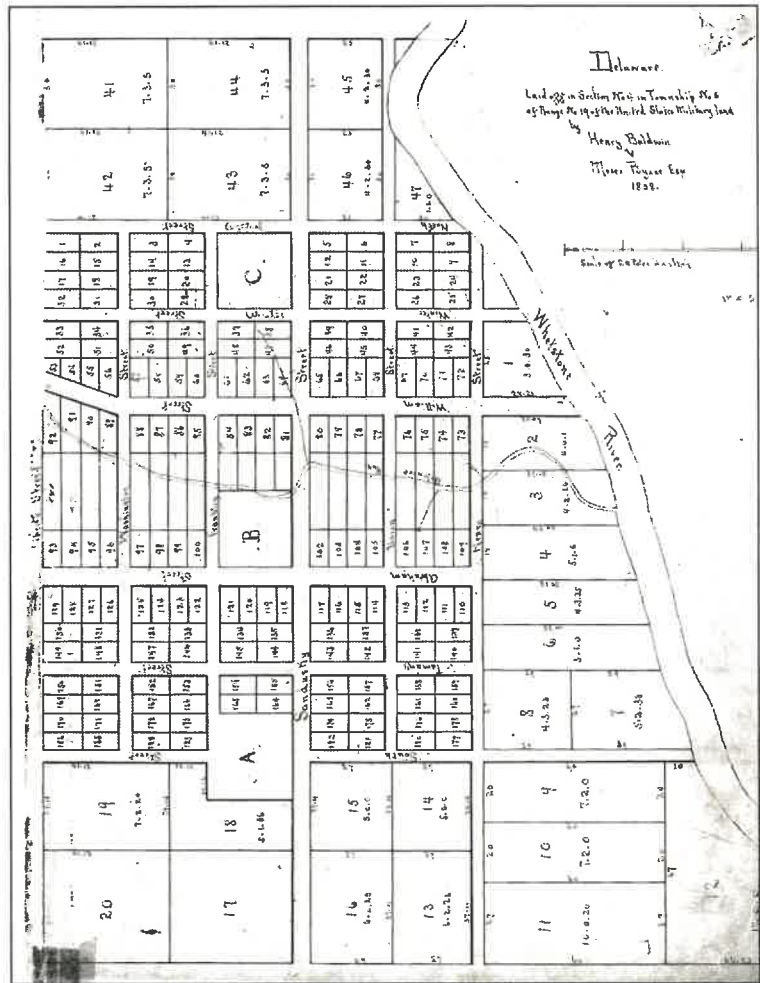
Intent of the Delaware Township Comprehensive Plan

Delaware County has grown consistently since the 1990s. As the southern tier of Townships in the County rapidly develop, in addition to the ongoing redevelopment of the City of the Delaware, development pressures have gradually increased with Delaware Township. A central tenet of zoning and planning in Ohio is the concept of "zoning in accordance with a Comprehensive Plan." While patterns of approvals can amount to the concept of a Comprehensive Plan, it is much easier for planning, zoning, and trustee officials to follow the guidance of a community if a written Comprehensive Plan is in place.

Previously, the Township has had no Comprehensive Plan with which to compare rezoning requests, or applications for zoning permits. As the first iteration of a Comprehensive Plan in Delaware Township, the purpose of this plan is to create a plan that elected and appointed officials can use to guide the future, as well as:

- 1) Review changes that have occurred within the Township historically in order to determine the current trend of development;
- 2) Create a vision statement of what Delaware Township would like to be and grow in to; and
- 3) Provide recommendations for the Township to follow up on to ensure that the Comprehensive Plan is realized, as well as a rough timeline for implementation.

Figure 1.1 Original Plat of the City of Delaware

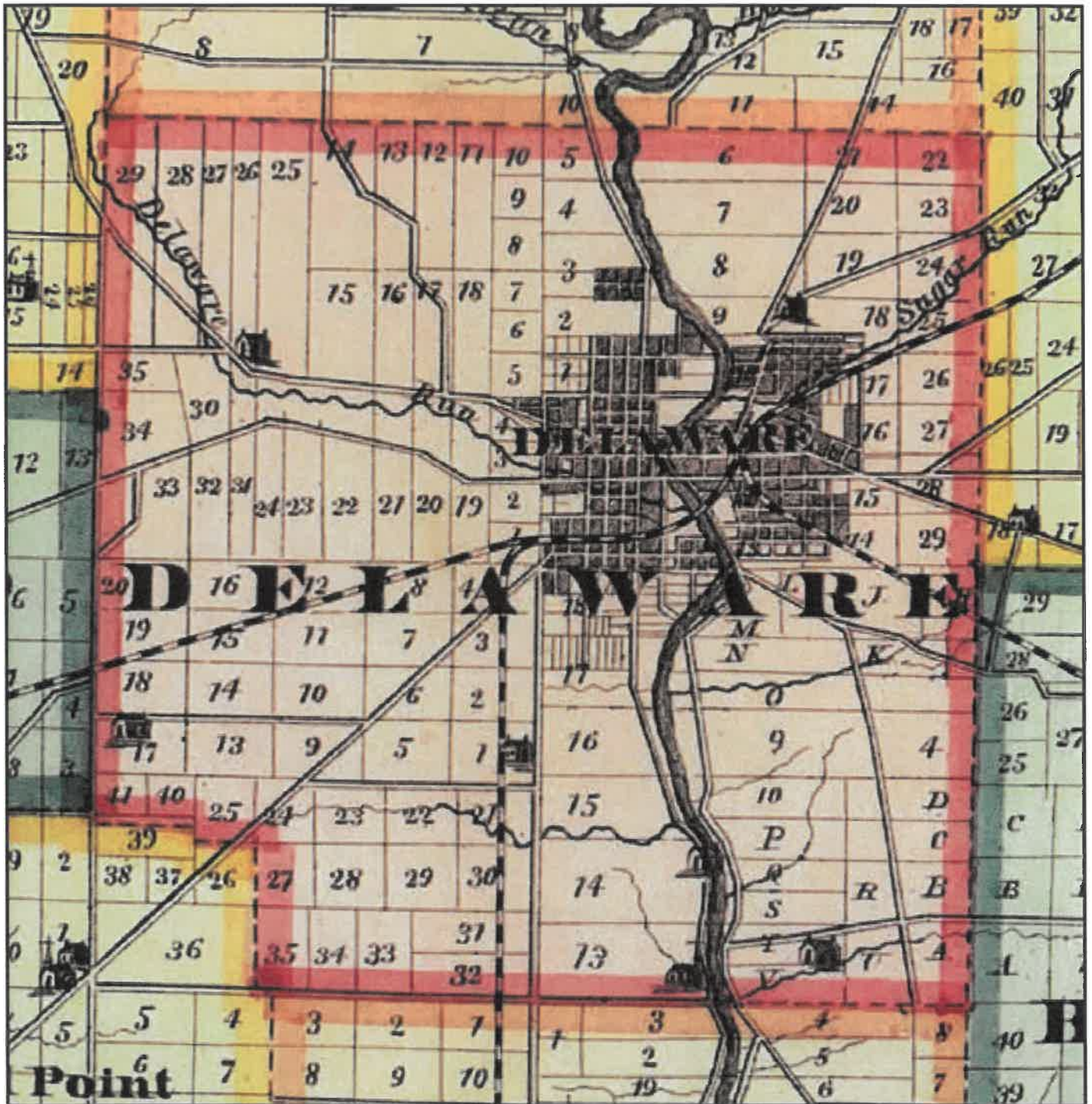


Previous Master Plans

As previously stated, this is the first dedicated Comprehensive Plan for Delaware Township. Although, it will not be the first Comprehensive Plan to include Delaware Township.

In 1991, Delaware County completed a county-wide Comprehensive Plan with consultation from Frank Elmer and Associates, Wilbur Smith, and the SWA Group. That plan has since been replaced by individual Township Comprehensive Plans, and is no longer being followed or enforced.

Figure 1.1 Delaware Township Map (1875)



Geographic Information Systems (GIS)

In order to provide the most current and accurate data, Delaware County uses Geographic Information Systems for several aspects of community analysis and mapping. Specific programs which were used in the creation of this Comprehensive Plan include esri's ArcMap and ArcPro programs.

GIS Data is obtained from several sources, including the Delaware County Auditor's Office, the Ohio Geographically Referenced Information Program (OGRIP), the U.S. Census Bureau, the American Community Survey, and Delaware County Regional Planning Commission data.

Chapter 2A

Population & Demographics

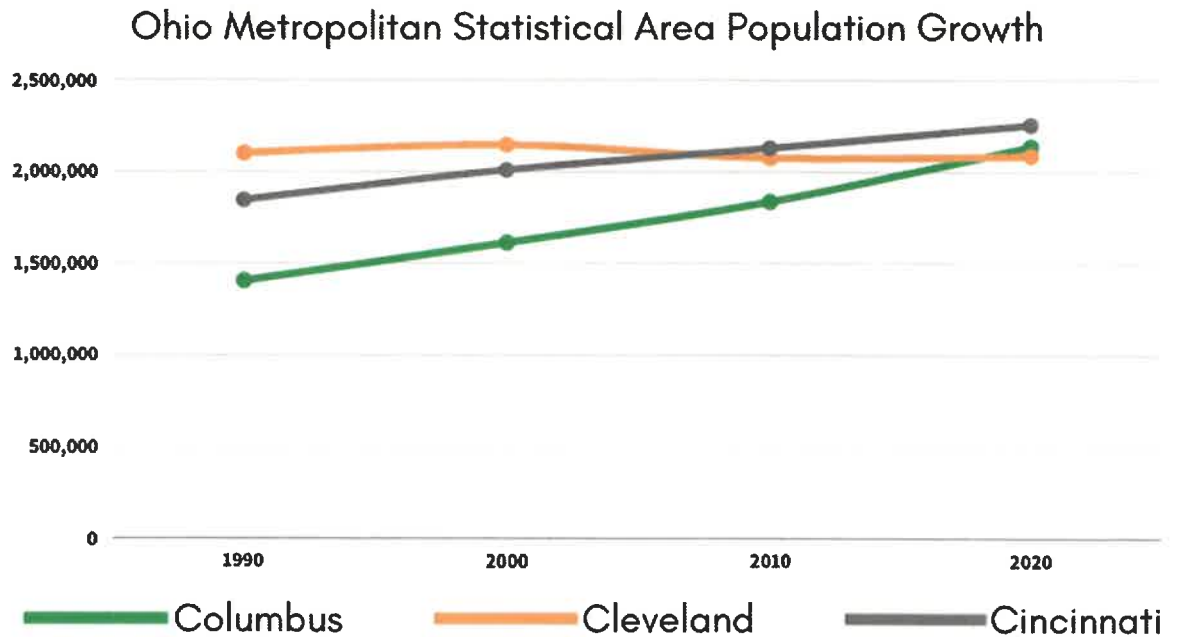
Delaware County

Regional Population

The Columbus Metropolitan Statistical Area (MSA) is the fastest growing MSA in the state of Ohio. Over the last 30 years, the Columbus MSA has added over 733,000 people; a 50% increase in population since 1990. Comparatively, Cleveland has lost about half a percent, while Cincinnati has gained just over 22%. This difference is most notable when looking at the population changes between the 2010 and 2020 decennial census, where Columbus gained 16.4% of its population (302,390 people) compared to Cleveland’s 0.5% growth (11,011 people) and Cincinnati’s 5.9% growth (126,733 people).

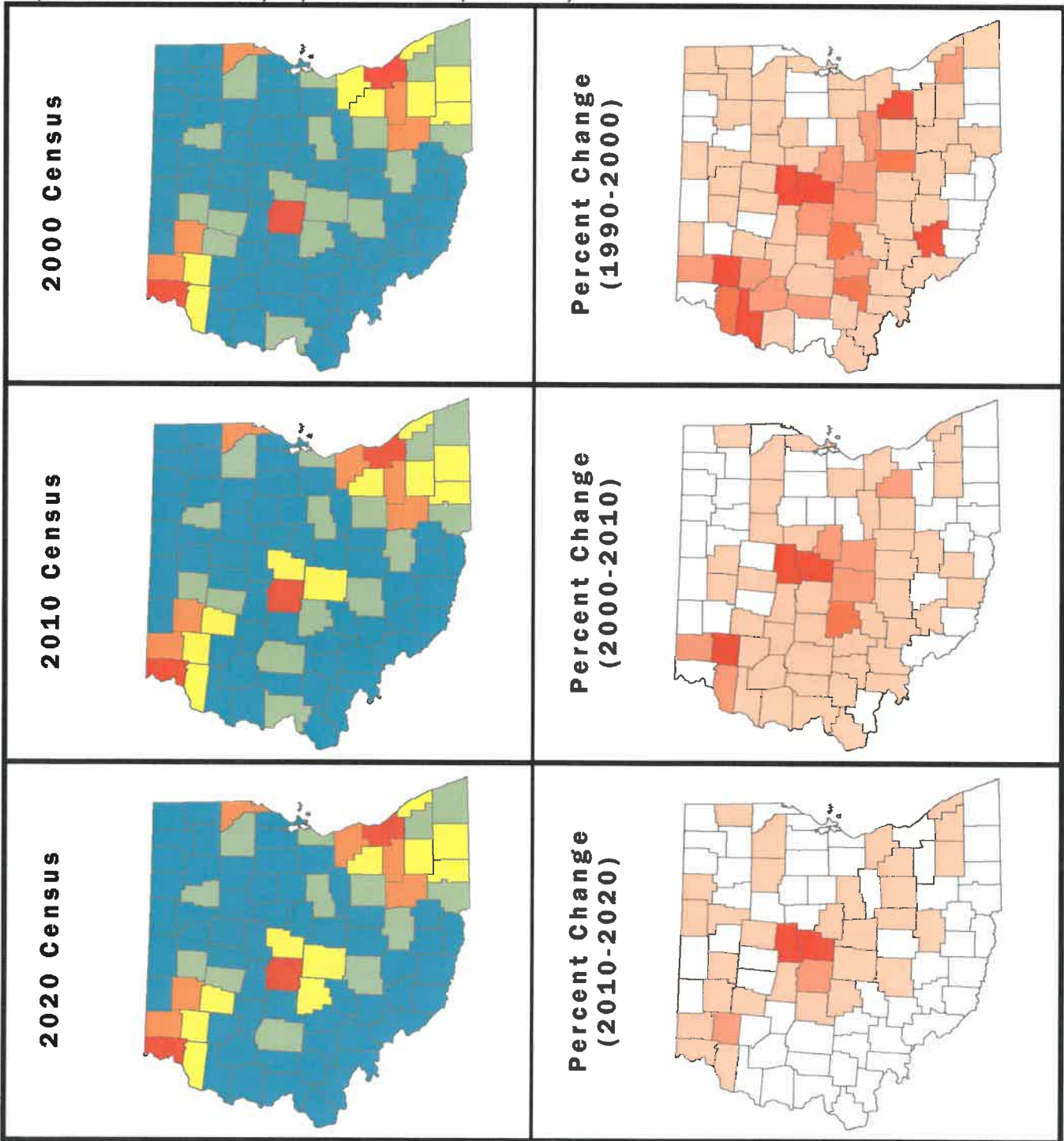
During those three periods of change (1990 to 2000, 2000 to 2010, and 2010 to 2020), Delaware County was the fastest growing, by percentage of population, in the State of Ohio. In 1990, Delaware County had a population of 66,929, and has increased to 214,124 people in 2020; an increase of 219%.

Figure 2A.1 Central Ohio Growth Rates (2010-2018)



*ACS 5-Year Estimates: Total Population, Age & Sex

Map 2A.1 Ohio County Population Growth (1990-2020)



Population Growth (1990-2020)

Delaware County



Population

- Under 75,000
- 75,001 to 150,000
- 150,001 to 300,000
- 300,001 to 750,000
- 750,001 - 1,393,978

Percent Growth

- Lost Population
- Less than 10% Growth
- 10% to 15% Growth
- 15% to 20% Growth
- Over 20% Growth

Prepared by: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org (3/5/2021)

Table 2A.1 Population Growth in Central Ohio Relative to Fastest Growing Ohio Counties (2000-2018)

County	2010 Population	2020 Population	Difference/ Percent Change	Rank
By Volume				
Franklin County	1,163,414	1,323,807	160,393	1
Delaware County	174,214	214,124	39,910	2
Warren County	212,693	242,337	29,644	3
Hamilton County	802,374	830,639	28,265	4
Butler County	368,130	390,357	22,227	5
By Percent Change				
Delaware County	174,214	214,124	22.9%	1
Union County	52,300	62,784	20.0%	2
Warren County	212,693	242,337	13.9%	3
Franklin County	1,163,414	1,323,807	13.8%	4
Fairfield County	146,156	158,921	8.7%	5

**Source: 2010 and 2020 Decennial Census*

Table 2A.2 Central Ohio Intra-Migration (2015-2019)

Central Ohio Migration Patterns		Destination								
		Delaware County	Fairfield County	Franklin County	Licking County	Madison County	Pickaway County	Union County	Gross Out Migration	Net Out Migration
Origin	Delaware County	-	310	4,662	278	48	16	480	5,794	-
	Fairfield County	281	-	2,488	1,140	0	150	13	4,072	-
	Franklin County	6,478	4,110	-	4,133	1,175	1,723	1,688	19,307	4,671
	Licking County	271	362	3,080	-	120	57	41	3,931	-
	Madison County	4	90	477	0	-	222	153	946	-
	Pickaway County	13	570	1,333	13	371	-	16	2,316	132
	Union County	315	0	1,102	0	111	16	-	1,544	-
	Gross In Migration	7,362	5,442	13,142	5,564	1,825	2,184	2,391	37,910	-
	Net In Migration	1,568	1,370	-	1,633	879	-	847	-	-

Similarly, in the last ten years, Delaware County and Franklin County were the only two counties to be in the top 5 Ohio counties for growth in both volume and percentage of population in 2010, while both Union County and Fairfield County—other Central Ohio counties—were also in the top 5 Ohio counties in growth by percent change. These factors all indicate that Central Ohio is continuing to grow and add population, and should continue to do so in the future.

Migration Patterns & Demographics

Migration patterns between 2015 and 2019 show that Delaware County is the primary destination for residents moving out of Franklin County with about 34% of people moving out of Columbus—but staying in Central Ohio – choosing Delaware County as their new home. In fact, of all Central Ohioans choosing to relocate to Delaware County, 88% (6,478 people) are relocating from Franklin County.

In 2000, the three most common age groups were 35 to 39 years, 40 to 44 years, and 45 to 49 years; constituting a combined 27.4% of Delaware County’s population. By 2010, the primary demographic changed slightly. The 35 to 39 years and 40 to 44 years age ranges remained two of the three most common, however, the 5 to 9 year age range increased to 9% of the population, becoming the third most prevalent. These age ranges all remained relatively constant, with the 40 to 44 years age cohort shifting to 45 to 49 years.

The fluctuation in age ranges could be related to the intra-migration patterns seen in Table 2A.3. Residents of Central Ohio with children are relocating to Delaware County schools. Though younger adults in early professional careers are most likely living in more urban areas until they’re either ready to start a family, or their children become school-aged.

Table 2A.3 Central Ohio Inter-migration (2015-2019)

Area A	Area B	Migration from B to A	Migration from A to B	Net Migration Between A & B	Gross Migration Between A & B
State of Ohio	All Other States + PR	201,348	206,132	-4,784	407,480
	Foreign	41,985	n/a	n/a	n/a
	Totals	243,333	206,132	-4,784	407,480
Central Ohio	Ohio	77,606	71,210	6,396	148,816
	All Other States + PR	37,506	38,254	-748	75,760
	Foreign	11,433	n/a	n/a	n/a
	Totals	126,545	109,464	5,648	224,576
Delaware County	Ohio	9,971	8,968	1,003	18,939
	All Other States + PR	3,740	3,254	486	6,994
	Foreign	1089	n/a	n/a	n/a
	Totals	14,800	12,222	1,489	25,933

*"n/a" represent estimates that are not available because data is not collected from other countries
 **Central Ohio consists of Delaware, Fairfield, Franklin, Licking, Madison, Pickaway, and Union Counties
 Source: U.S. Census Bureau, 2015-2019 American Community Survey

This rationale is supported when looking at the migration patterns of both Delaware and Franklin Counties. Franklin County has seen a net migration outward of 4,671 people, while Delaware County has seen a net migration inward of 1,568 people.

Table 2A.4 Age and Sex of Delaware County Residents (2000-2018)

	2000*			2010*			2019**			Difference (2000-2019)		
	Total	M	F	Total	M	F	Total	M	F	Total	M	F
Under 5 years	7.9%	8.2%	7.5%	7.5%	7.7%	7.2%	5.8%	5.9%	5.6%	-2.1%	-2.3%	-1.9%
5 to 9 years	8.3%	8.6%	7.9%	9.0%	9.3%	8.7%	8.7%	8.4%	7.2%	-0.5%	-0.2%	-0.7%
10 to 14 years	7.6%	7.9%	7.3%	8.1%	8.4%	7.8%	7.7%	7.6%	7.8%	0.1%	-0.3%	0.5%
15 to 19 years	7.1%	7.4%	6.7%	6.7%	7.0%	6.3%	7.6%	8.1%	7.1%	0.5%	0.7%	0.4%
20 to 24 years	5.0%	5.0%	5.1%	4.1%	4.1%	4.1%	4.9%	5.2%	4.7%	-0.1%	0.2%	-0.4%
25 to 29 years	5.9%	5.7%	6.1%	4.5%	4.4%	4.7%	4.1%	3.6%	4.5%	-1.8%	-2.1%	-1.6%
30 to 34 years	7.7%	7.5%	8.0%	6.4%	6.1%	6.7%	5.5%	5.2%	5.8%	-2.2%	-2.3%	-2.2%
35 to 39 years	9.7%	9.5%	9.9%	8.5%	8.4%	8.6%	7.8%	7.4%	8.3%	-1.9%	-2.1%	-1.6%
40 to 44 years	9.3%	9.3%	9.3%	8.7%	8.7%	8.7%	7.6%	8.2%	7.0%	-1.7%	-1.1%	-2.3%
45 to 49 years	8.4%	8.6%	8.2%	8.4%	8.5%	8.3%	8.0%	8.5%	7.6%	-0.4%	-0.1%	-0.6%
50 to 54 years	6.9%	7.0%	6.7%	7.3%	7.3%	7.4%	6.9%	7.1%	6.8%	0.0%	0.1%	0.1%
55 to 59 years	4.7%	4.7%	4.7%	6.3%	6.3%	6.2%	6.5%	6.9%	6.1%	1.8%	2.2%	1.4%
60 to 64 years	3.4%	3.4%	3.3%	5.1%	5.1%	5.1%	5.7%	5.2%	6.2%	2.3%	1.8%	2.9%
65 to 69 years	2.6%	2.5%	2.6%	3.4%	3.2%	3.5%	5.0%	4.5%	5.4%	2.4%	2.0%	2.8%
70 to 74 years	2.2%	2.0%	2.4%	2.3%	2.2%	2.4%	3.8%	3.6%	4.0%	1.6%	1.6%	1.6%
75 to 79 years	1.6%	1.3%	1.9%	1.6%	1.5%	1.8%	2.8%	2.9%	2.7%	1.2%	1.6%	0.8%
80 to 84 years	1.0%	0.7%	1.2%	1.2%	1.0%	1.4%	1.0%	0.9%	1.0%	0.0%	0.2%	-0.2%
85+ years	0.8%	0.4%	1.1%	1.0%	0.6%	1.2%	1.5%	0.8%	2.2%	0.7%	0.4%	1.1%
Pop. (#)	109,989	54,435	55,554	174,214	85,925	88,289	209,177	104,139	105,038	87,019	43,069	43,950
Pop. (%)	-	49.5%	50.5%	-	49.3%	50.7%	-	49.8%	50.2%	-	0.0%	0.0%
Median Age	35.3	34.8	35.7	37.4	36.9	37.9	39.1	39	39.2	3.8	4.2	3.5

*Age Groups and Sex: 2000 & 2010 Census Summary File 1

**Age by Sex: 2019 American Community Survey 5-year Estimate (2020 Census Data not yet released for this data)

From a diversity standpoint, Delaware County is becoming a more diverse county. In 2000 Delaware County was 94.2% White, which dropped to 89.7% in 2010. According to the 2020 Decennial Census, Delaware County is now 66.81% white, with the largest increases occurring in Black, Asian, and Multi-Racial populations. From an ethnicity perspective, Hispanic or Latino populations increased 432% in 2020 from 2000; from 1,109 people to 5,903.

Population Projections

The Ohio Department of Development (ODOD) also publishes population projections for the counties in Ohio. Map 2A.2 demonstrates the data that the ODOD published and illustrates the consistent large increases in population that Delaware County is forecasted to see in to 2040. Delaware County has the highest percent increase in population when compared to 2020 with a 31.8% increase in population projected. Of the 11 counties that are projected to see increases above 7.5%, 7 counties (the entire Central Ohio region) are among them; including the top 4.

The Delaware County Regional Planning Commission conducts population projections for the individual townships and municipalities that makeup the County. See Chapter 2B for more information.

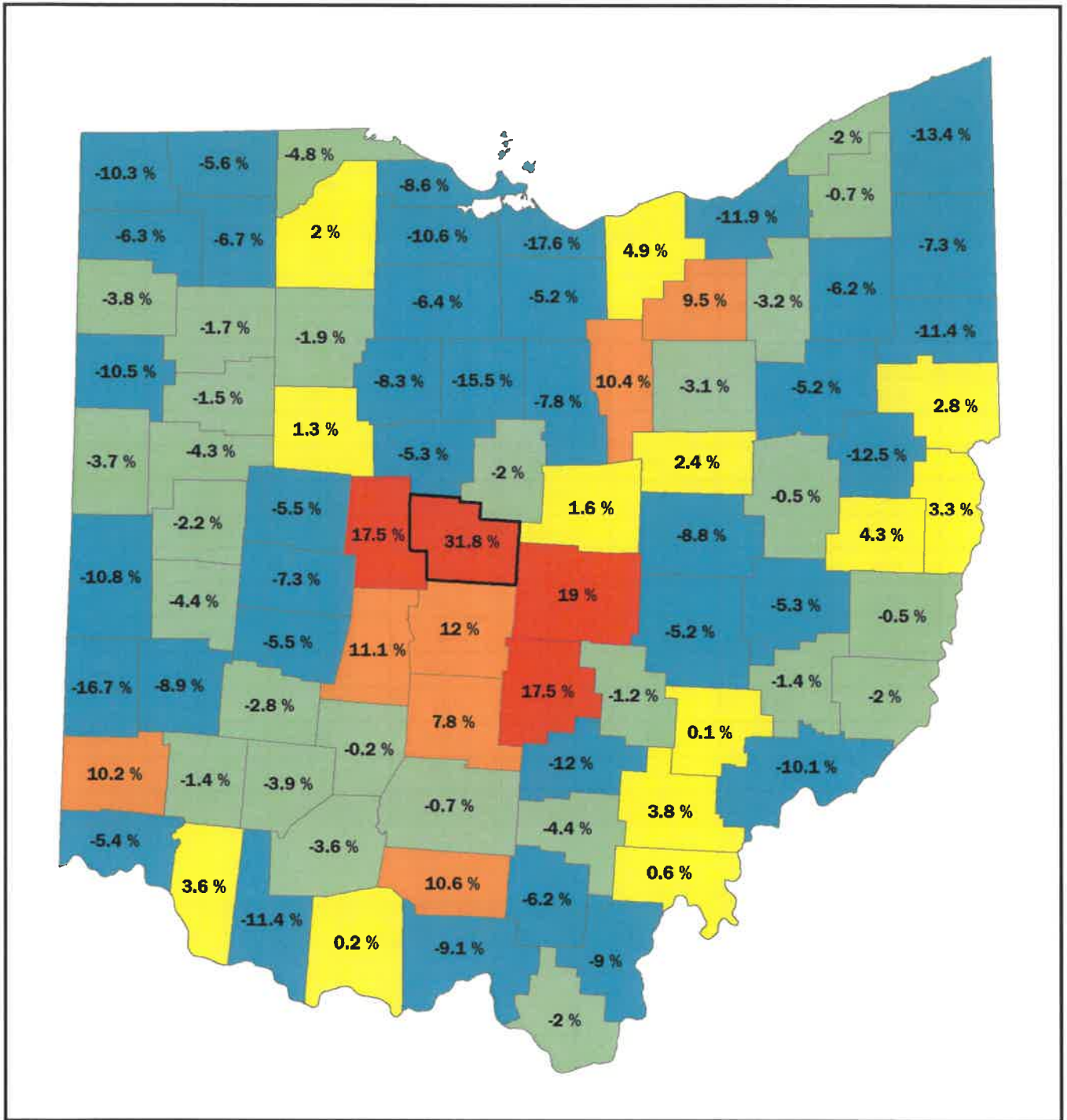
Population Growth Summary

Delaware County is repeatedly the fastest growing county in Ohio, and that growth is projected to continue. Simultaneously, the County is becoming more diverse, increasing the varied needs by the County’s population. Future development pressures will largely be dependent on the availability of water and sewer service and/or whether annexations consume land to achieve the desired land uses if the Townships can not accommodate. Subsequently, if utilities are not available, developers may seek annexation in order to obtain the infrastructure needed for their development.

Table 2A.5 Delaware County Demographic Diversity (2000-2020)

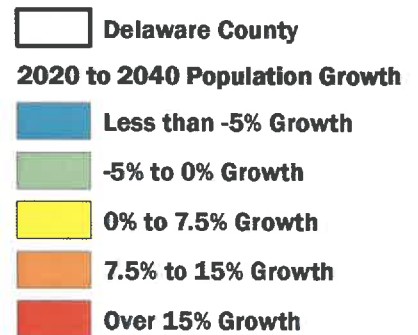
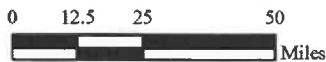
	2000*		2010*		2020**		2000-2020	
	Total	Percent	Total	Percent	Total	Percent	Difference	Percent
Total Population	109,989	-	174,214	-	214,124	-	104,135	-
White	103,663	94.20%	156,328	89.70%	173,231	80.90%	69,568	66.81%
Black or African American	2,774	2.50%	5,837	3.40%	7,840	3.66%	5,066	4.86%
American Indian and Alaska Native	157	0.10%	252	0.10%	324	0.15%	167	0.16%
Asian	1,690	1.50%	7,436	4.30%	18,216	8.51%	16,526	15.87%
Native Hawaiian and Other Pacific Islander	38	0.00%	51	0.00%	75	0.04%	37	0.04%
Other	416	0.40%	1,097	0.60%	2,460	1.15%	2,044	1.96%
Two or More	1,251	1.10%	3,213	1.80%	11,978	5.59%	10,727	10.30%
Hispanic or Latino	1,109	1.00%	3,669	2.10%	7,012	3.27%	5,903	5.67%

*Race and Hispanic or Latino: 2000 and 2010 Census Summary File 1
 **Race: 2020 Decennial Census



Population Growth (2040)

Delaware County



Prepared by: Delaware County Regional Planning Commission (740-833-2260)
 www.dcrpc.org (3/5/2021)

The next table shows the population projections calculated by the DCRPC for all communities in Delaware County. The projections may change drastically based upon major developments. The maximum build-out population is a

Table 2A.6. Township Population Projections (by DCRPC Housing Unit Meth-

	2000 US CENSUS	2010 US CENSUS	2015	2018	2020*	2025*	2030*	Maximum Build-out**
Berkshire	1,946	2,428	2,923	3,490	3,770	4,654	5,479	20,936
Berlin	3,315	6,496	7,140	7,627	7,795	8,547	9,249	23,537
Brown	1,290	1,416	1,471	1,508	1,528	1,595	1,657	17,645
Concord	4,088	9,294	10,547	10,902	11,267	12,144	12,963	40,049
Delaware	1,559	1,964	2,061	2,093	2,123	2,194	2,259	15,014
Genoa	11,293	23,090	25,195	25,979	26,496	28,027	28,454	28,454
Harlem	3,762	3,953	4,134	4,345	4,428	4,749	5,050	29,069
Kingston	1,603	2,156	2,256	2,309	2,339	2,431	2,516	26,994
Liberty	9,182	14,581	16,246	17,319	17,890	19,763	21,511	29,900
Marlboro	227	281	290	293	295	302	308	5,499
Orange	12,464	23,762	27,084	29,369	30,507	34,374	37,038	37,038
Oxford	854	987	1,008	1,016	1,023	1,040	1,057	14,291
Porter	1,696	1,923	2,052	2,146	2,200	2,361	2,512	25,000
Radnor	1,335	1,540	1,598	1,643	1,665	1,746	1,821	20,404
Scioto	2,122	2,350	2,459	2,582	2,628	2,820	2,999	25,588
Thompson	558	684	712	725	733	756	778	13,771
Trenton	2,137	2,190	2,241	2,286	2,309	2,384	2,454	11,684
Troy	2,021	2,115	2,157	2,198	2,225	2,297	2,365	13,737
Total Twps	61,450	101,210	111,572	117,830	121,221	132,184	140,470	

Table 2A.7. Municipal Population Projections

	2000 US CENSUS	2010 US CENSUS	2016	2017	2020*	2025*	2030*	Maximum Build-out**
Delaware	25,243	34,753	38,495	39,842	40,990	43,478	45,459	106,061
Galena	305	653	781	825	868	953	1,021	1,500
Sunbury	2,630	4,389	5,093	5,421	5,663	6,202	6,632	11,638
Shawnee Hills	419	681	779	813	847	918	974	1,290
Powell	6,247	11,500	13,411	14,420	14,983	15,605	15,605	15,605
Ashley	1,216	1,330	1,344	1,349	1,353	1,360	1,367	4,705
Ostrander	405	643	862	970	1,055	1,087	1,087	1,087
Dublin	4,283	4,018	4,031	4,115	4,195	4,354	4,407	4,407
Westerville	5,900	7,792	9,076	9,651	10,152	10,650	10,650	10,650
Columbus	1,891	7,245	12,244	12,963	13,380	14,191	14,191	14,191
Total	48,539	73,004	86,116	90,369	93,486	98,798	101,393	

**Based on historical trends, estimates are subject to localized increases/decreases and do not include the potential for annexations and resulting changes in density.*

Chapter 2B

Population & Demographics

Delaware Township

Delaware Township Population

After an initial period of growth between 1970 and 2000, Delaware Township’s population went through a period of decline; reducing from 1,920 people to about 1,559 (-18.8%). However, that decline was quickly reversed, recovering that population loss by 2010, and then growing another 8.86% to 2,138 people according to the most recent census data.

Delaware Township Demographic Profiles

The 2010 Census and 2019 American Community Survey show other indicators of Delaware Township’s population. The overall population is an aging, mostly white demographic.

The three most common age cohorts in 2000 in Delaware Township were the age groups of 25 to 34 years, 35 to 44 years, and 45 to 54 years. These groups—together—constituted 53.1% of the population. By 2010, the three most common age cohorts remained the same, but skewed more towards the higher age ranges, and accounted for 51.6% of the total population. In 2019, two of these cohorts remained the most common, with the age group of 20 to 24 years of age replacing the 25 to 34 years of age cohort.

The demographic changes are more telling when looking at the difference in percentages of the age cohorts between 2000 and 2019. The three most populous age cohorts - consisting of the age groups between 25 and 54 - were also the three cohorts that had the largest decline in population. Two of the three age cohorts which saw the largest increase - as a share of total population - were the 85+ and 60 to 64 years old cohorts. Younger age cohorts increased as

Table 2B.1 Delaware Township Population Growth (1960-2020)

Year	Census Population	Population Change from Previous Census	
		Difference	Percent
1960	1,641	n/a	n/a
1970	1,920	279	17.00%
1980	1,811	-109	-5.68%
1990	1,607	-204	-11.26%
2000	1,559	-48	-2.99%
2010	1,964	405	25.98%
2020	2,138	174	8.86%

**Decennial Census & 2019 American Community Survey 5-year estimate*

well, but at much lower rates than those of the age cohorts above 60. Combined, this means that Delaware Township is seeing its population age due to in-migration and birthrates not outpacing out-migration and death rates.

Table 2B.2 Age and Sex of Delaware Township Residents (2000-2019)

Age Group	2000*	2010**	2019**	Difference (2000-2018)
Under 5 years	3.2%	9.1%	4.4%	27.3%
5-9 years	3.0%	3.8%	2.9%	-2.8%
10-14 years	5.2%	7.9%	5.6%	7.4%
15-19 years	6.3%	3.2%	6.9%	8.8%
20-24 years	6.6%	6.6%	10.8%	38.7%
25-34 years	13.7%	9.1%	8.3%	-64.9%
35-44 years	17.3%	19.7%	11.9%	-45.6%
45-54 years	22.1%	22.8%	14.7%	-50.2%
55-59 years	7.4%	6.4%	7.5%	1.4%
60-64 years	5.4%	4.5%	9.1%	40.6%
65-74 years	6.5%	2.6%	8.4%	22.5%
75-84 years	2.5%	3.5%	4.1%	38.1%
85+ years	0.8%	0.6%	5.5%	86.0%
Male	57.5%	49.1%	45.7%	-25.8%
Female	42.5%	50.9%	54.3%	21.7%
Median Age***	32.0	42.3	44.1	12.1

*General Demographics: 2000 Census Summary File 2
 **Age by Sex: 2010 & 2019 American Community Survey 5-year Estimate
 ***Includes City of Delaware for the year 2000 based on aggregation of Census data

Table 2B.3 Delaware Township Demographic Diversity (2000-2019)

Race/Ethnicity	2000*	2010**	2019**
White	96.25%	86.50%	91.60%
Black or African American	0.88%	10.20%	2.40%
American Indian and Alaska Native	0.22%	0.00%	0.00%
Asian	0.99%	1.80%	3.40%
Native Hawaiian and Other Pacific Islander	0.11%	0.00%	0.00%
Other	0.55%	1.00%	1.20%
Two or More	0.99%	0.60%	1.30%
Hispanic or Latino	0.00%	0.00%	2.90%

*2000 Census Table P003
 **Demographic and Housing 5-year Estimates 2010 & 2019 American Community Survey

From a diversity standpoint, Delaware Township is predominately white; accounting for over 90% of the population. Since 2000, the number of African Americans spike in 2010, before dropping down to only 2.4% of the population in 2019. These increases are somewhat inflated based on the relatively low original numbers and margin of error calculations. While the percent of Caucasian residents in 2019 was almost 92%, the level of diversity in 2019 was higher than both 2000 and 2010 with five of the six racial categories - and Hispanics - exceeding 1% of the population.

Financially, the residents of Delaware Township are relatively affluent overall with a 2019 median household income of \$77,426, up 13.9% from 2010 (\$67,955). In a regional context, Delaware Township is more affluent than four other areas within the County (the Villages of Ashley and Sunbury, Oxford Township, and the City of Delaware), though Delaware Township comparatively is less affluent than the County as a whole. By comparison, Delaware County had a median household income of \$106,908.

Delaware Township has the highest percentage of its population living below the poverty line. According to the 2019 American Community Survey, 18.2% of Delaware Township’s population lives below the poverty line; \$12,490 for a one person household, or \$25,750 for a family of 4. The relatively high median income compared to the larger percentage of individuals below the poverty line indicates that the Township’s wealth is skewed towards a smaller number of wealthier households.

Table 2B.4 Delaware Township Household Incomes (2000-2019)

Income Brackets	2010	2019	Difference (2000-2018)
	940	1053	12.0%
Under 10k	2.9%	5.9%	103.4%
10k to 15k	10.7%	2.1%	-80.4%
15k to 25k	4.9%	12.3%	151.0%
25k to 35k	8.7%	13.7%	57.5%
35k to 50k	13.4%	4.7%	-64.9%
50k to 75k	11.1%	9.8%	-11.7%
75k to 100k	18.2%	14.8%	-18.7%
100k to 150k	22.1%	20.9%	-5.4%
150k to 200k	5.7%	8.4%	47.4%
Over 200k	2.2%	7.5%	240.9%
Median Income	\$67,955	\$77,426	13.9%
Mean Income	\$75,946	\$89,701	18.1%

2010 & 2019 American Community Survey 5-year Estimate

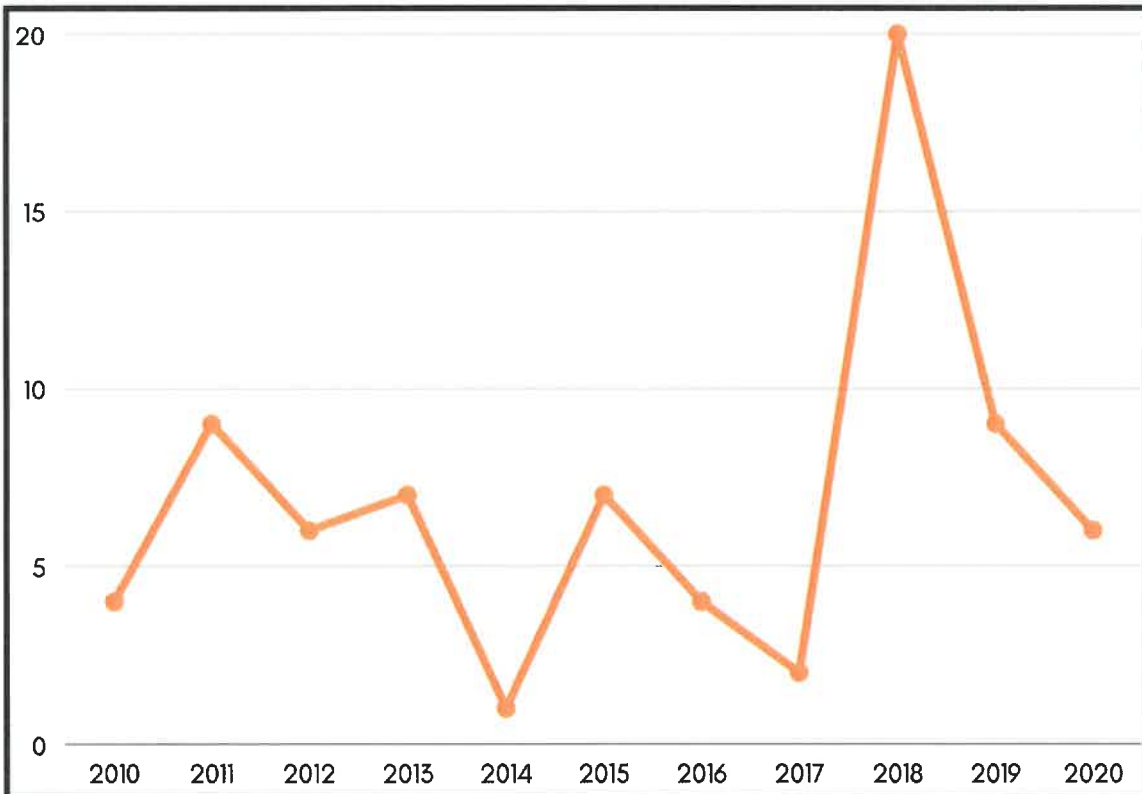
Population Projections using Building Permits

Building permit figures can sometimes tell more than the Census does regarding growth in townships. Between 2010 and 2020, Delaware Township had a high of 20 new building permits issued, which occurred in 2018. Since 2010, the township has averaged 6.8 building permits each year with above average permits issued two of the last three years. The above average permits during this time frame is most likely a result of decreased building activity in the earlier

half of this time frame—which was characterized by reduced building activity due to the economic recession—as well as the recent spike in housing. Table 2A.10 lists the number of permits issued for all Delaware County townships and municipalities from 2010 to 2020. Delaware Township has the least number of building permits during this time.

Table 2B.5 shows the projected population for Delaware Township to 2040, based on the building permit projection method and population values from the 2020 Census. Projections were made using vacancy rates and household size data from 2010, as that data has yet to be published at the Township level.

Figure 2B.1 Delaware Township Building Permits Issued (2010-2020)



2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
4	9	6	7	1	7	4	2	20	9	6

Table 2B.5 Delaware Township Projected Population using the Housing Unit Method (2025-2040)

Delaware Township	2010	2020	Average Building Permits ('10 to '20)	Average Household Size (2010)	Vacancy Rate (2010)	2025	2030	2035	2040
		1,964	2,138	6.81	2.52	5.35%	2,219	2,300	2,381

Chapter 3A

Development and Change

Delaware County

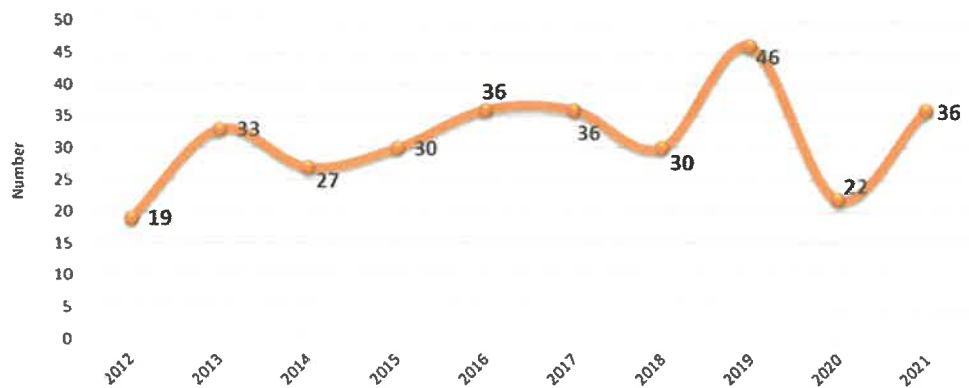
Much has been said about the growth rate of Delaware County over the last three decades. The County grew by 64.3% from 1990-2000, ranking it as the 15th fastest-growing county in the country by percentage of growth. For the period of 2000-2010, the growth was 58.4%, as the County was the 22nd fastest-growing by the same measure.

Development typically starts with the rezoning process, unless a proposed development intends to use existing zoning. Rezoning activity throughout the townships in Delaware County has been strong in the last three decades. Within the last 10 years, zoning acres reviewed peaked at just under 2,000 acres in 2016, then reducing to a range of 550-1000 acres per year since.

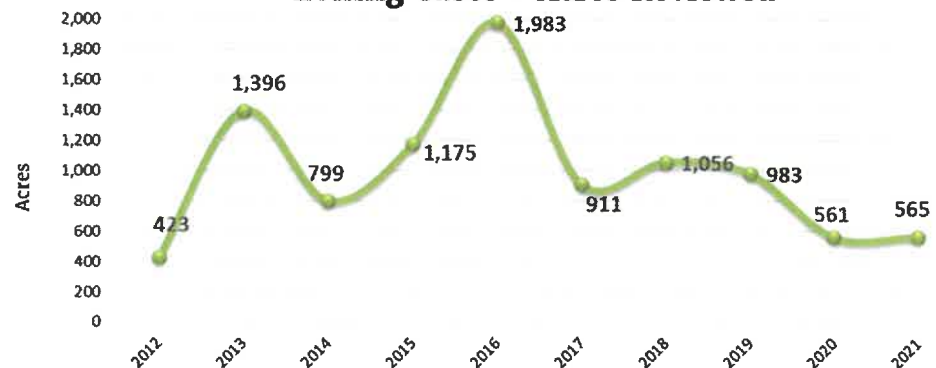
Figure 3A.1. Zoning Cases Reviewed

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
# of individual cases	19	33	27	30	36	36	30	46	22	36
Total acreage	423	1,396	799	1,175	1,983	911	1,056	983	561	565

Zoning Cases Reviewed

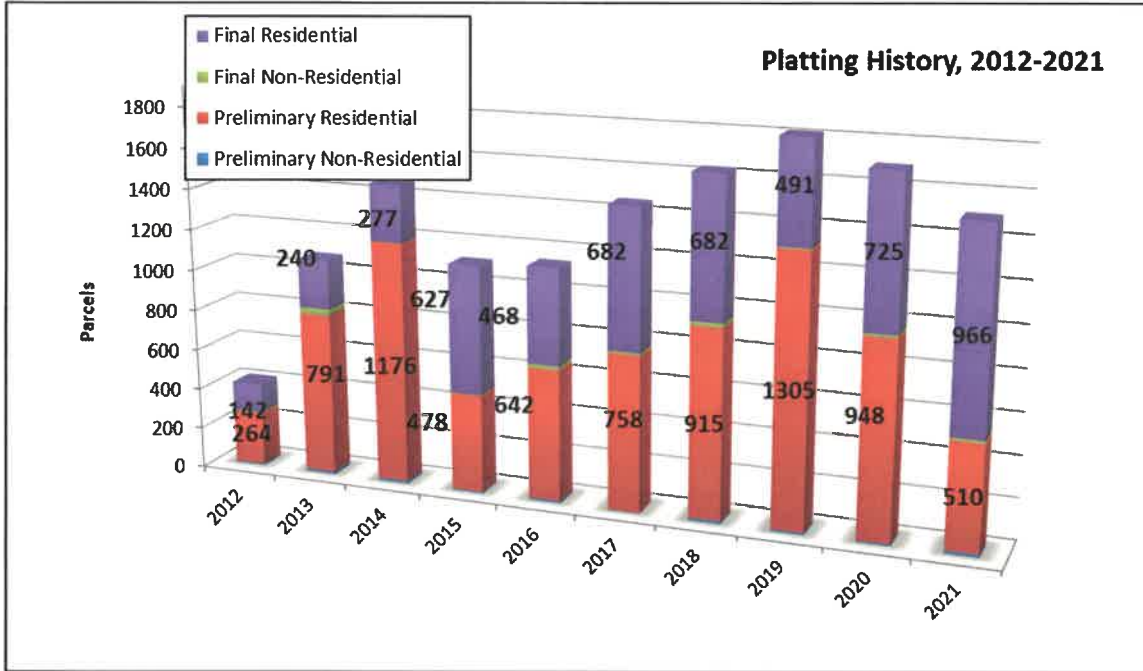


Zoning Cases - Acres Reviewed



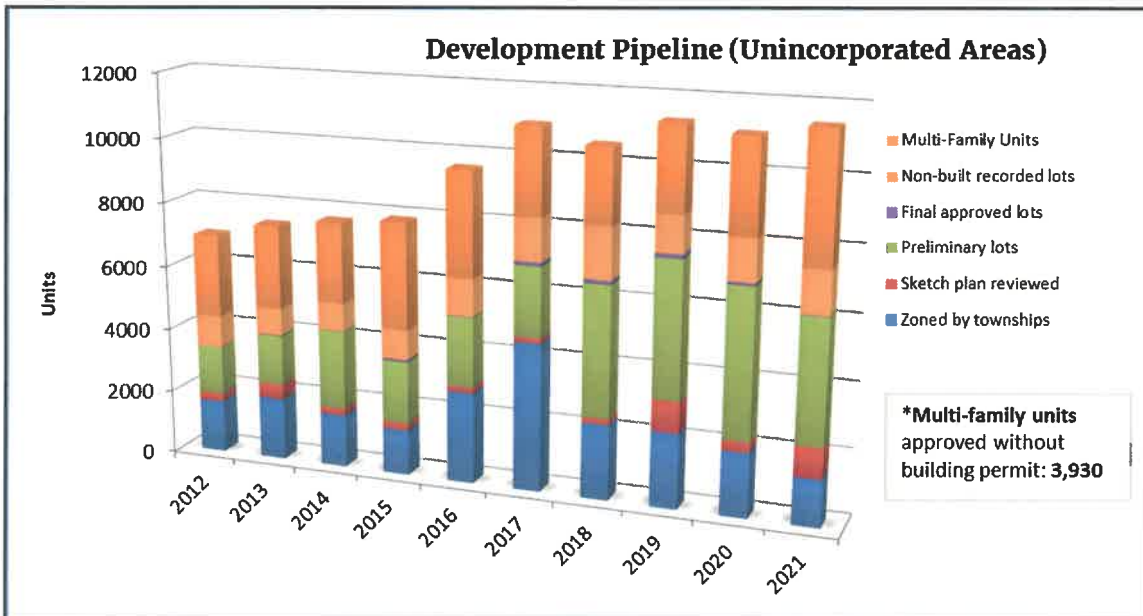
This zoning activity eventually leads to the subdivision platting process. Each year, lots make their way through the subdivision process. First, lots receive a Preliminary approval before work can be started. Eventually, the platting process creates the individual parcels and open space. The following graphic indicates the number of lots reviewed by RPC throughout each year.

Figure 3A.2. Platting History 2012-2021

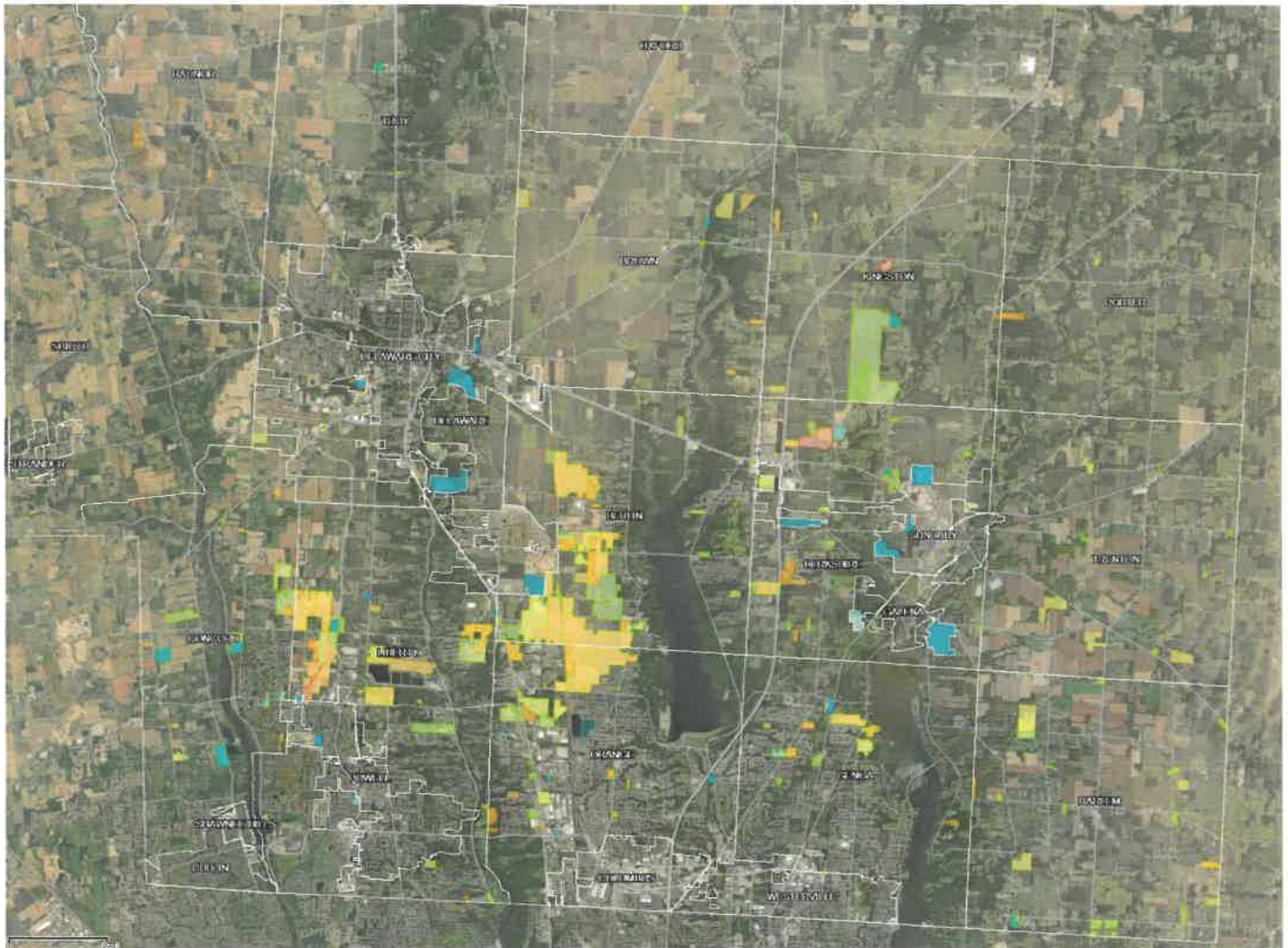


The following table represents the number of lots in the various stages of the development process at the end of each year. The key is to notice that the overall number of lots in the pipeline had been decreasing until 2015, when several new subdivisions started through the process. The DCRPC estimates that there is still a 14-year supply of lots in the development process.

Figure 3A.3 Development Pipeline



Development Process	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Zoning approved	1,626	1,925	1,636	1,401	2,816	4,558	2,317	2,312	1,978	1,453
Sketch Plan reviewed	247	464	220	228	176	171	176	958	315	929
Preliminary approved	1,523	1,563	2,454	1,934	2,161	2,153	4,030	4,190	4,568	3,800
Final Plat approved	7	36	19	83	29	124	131	146	95	25
Non-built, recorded lots	979	825	849	907	1,138	1,299	1,576	1,101	1,273	1,289
Total Lots in Pipeline	4,382	4,813	5,178	4,553	6,320	8,305	8,230	8,707	8,229	7,496
Multi-Family Units	2,569	2,591	2,492	3,299	3,244	2,671	2,284	2,585	2,852	3,930



The image above indicates all active projects within unincorporated areas as of 2/25/22. Green indicates zoning projects that are not yet subdivisions. Yellow indicated areas with active Preliminary Plans. Darker yellow is currently being reviewed for platting and blue is a category showing other projects, such as multi-family or commercial sites or municipal projects.

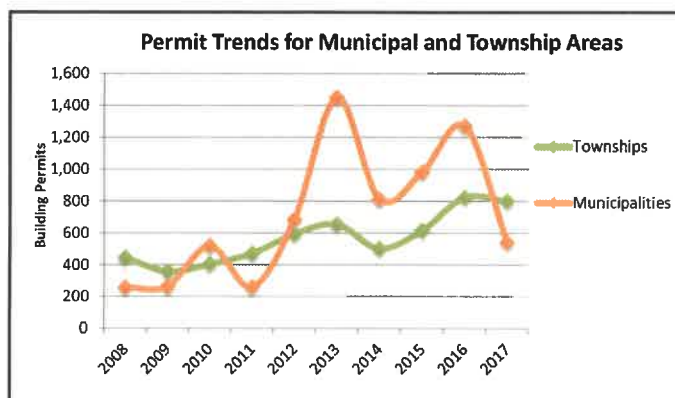
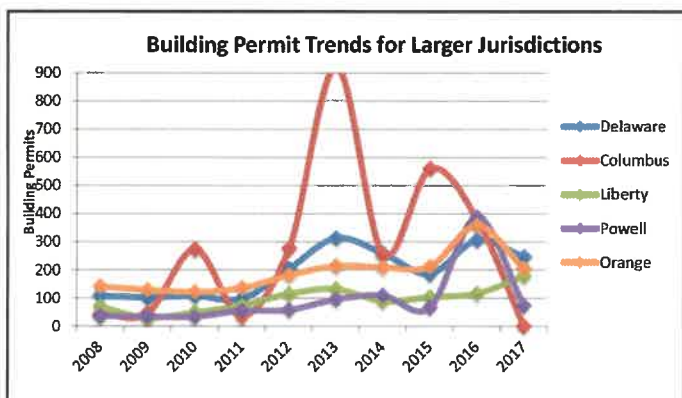
Figure 3A.4. Historical County Building Permits

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Berkshire	26	38	45	91	55	84	269	66	284	234
Berlin	26	19	28	24	50	73	62	108	125	210
Brown	4	3	6	3	6	3	4	10	6	15
Concord	83	67	32	39	31	70	185	107	212	162
Delaware	6	7	1	7	4	2	20	9	6	18
Genoa	116	110	39	66	109	77	74	46	48	45
Harlem	9	21	13	22	29	44	38	23	38	48
Kingston	1	9	5	7	10	9	33	24	26	18
Liberty	115	133	89	104	117	178	137	99	474	573
Marlboro	0	0	2	0	0	1	4	0	0	2
Orange	181	214	209	213	358	205	119	56	222	282
Oxford	1	1	1	1	1	0	7	3	2	3
Porter	5	13	10	13	11	13	15	14	10	12
Radnor	3	6	6	2	5	10	3	3	4	12
Scioto	7	8	9	9	21	22	11	33	16	50
Thompson	2	1	0	2	1	2	1	0	4	7
Trenton	3	4	4	5	9	5	11	19	14	20
Troy	5	1	3	8	7	2	4	6	2	12
Total Twps	593	655	502	616	824	800	997	626	1,493	1,723

Figure 3A.5. Historical Municipality Building Permits

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Delaware	204	313	259	186	306	246	587	646	454	506
Galena	11	4	6	7	5	10	4	63	87	120
Sunbury	34	73	36	36	31	95	91	59	34	56
Shawnee Hills	1	10	10	5	11	3	1	3	1	4
Powell	58	95	110	66	388	73	59	35	59	98
Ashley	1	1	0	0	0	1	0	0	0	0
Ostrander	10	23	12	12	7	31	25	10	29	34
Dublin*	0	0	2	0	9	18	9	5	4	7
Westerville*	89	10	121	111	136	65	0	101	16	1
Columbus*	277	921	255	560	379	0	10	557	1	2
Total Municipalities	685	1,450	811	983	1,272	542	786	1,479	685	828

*Portions within Delaware County



Chapter 3B

Development and Change

Delaware Township

Delaware Township Development Activity

Platting activity for new subdivisions is an indicator of future growth, as it generally precedes building permits. Since 1995, subdivisions in Delaware Township have been typically planned residential style developments with average lot sizes for each project ranging from 0.3 acres to 3.67 acres. Overall, the average lot size of single-family homes has been 0.71 acres. Of the 30 recorded subdivisions creating lots, 19 have had average lot sizes above 1 acre, totaling 80 single-family lots. The remaining projects (11) have average lot sizes under 1-acre, totaling 319 single-family lots. All of these projects have occurred after 1999, indicating that small lot planned residential subdivisions has been the preferred development type in Delaware Township since 2000.

Platting

The DCRPC is responsible for reviewing all platting activities within the unincorporated areas of the county, which has historically dominated the southern townships bordering Franklin County. Table 3B.1 illustrates the amount of subdivision activity in Delaware Township over the past 50 years, by number of lots and acreage platted during five-year periods.

Table 3B.1: Recorded Subdivisions, by date recorded, in Delaware Township

Time Frame	Lots	Acreage	Average Lot Size
Pre-1990	6	10.20	1.7 acres
1990 to 1994	27	44.96	1.67 acres
1995 to 1999	96	72.64	0.76 acres
2000 to 2004	207	129.36	0.62 acres
2005 to 2009	21	8.86	0.42 acres
2010 to 2014	0	0.00	n/a
2015 to 2019	42	17.12	0.41 acres
2020	0	0.00	n/a

No Plat Subdivisions

A more simplified No Plat subdivision (NPA), or “lot split,” is another option for creating lots that is illustrative of development history. The Ohio Revised Code (ORC) 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. Applications for lot splits are approved administratively by the DCRPC without a plat. The No Plat subdivision procedure is required for lots 5 acres or smaller.

Table 3B.2 No Plat Lot Split and Adjacent Property Transfer Activity (1998 to 2020)

	Pre-2000	2000 to 2004	2005 to 2009	2010 to 2014	2015	2016	2017	2018	2019	2020
Splits	11	18	13	0	1	3	10	0	1	0
Transfers	6	13	4	1	0	3	1	1	1	0

Table 3B.2 indicates a relatively modest amount of No Plat lot split activity in the Township from 2006 to 2017, including the new building lots created. NPA splits reflect the creation of new lots through the No-Plat process, while transfers reflect acreage which simply moved from one owner to another, adjacent owner. Subdivision platting and No Plat activity does not account for divisions that result in lots that are greater than 5 acres since those lots are categorically exempt from the review process.

Table 3B.3 Rezoning Activity (1988 to October 2021)

Year	RPC Number	Name	Acreage	Previous Zoning	Proposed Zoning	Notes
1994	06-94	Ronald & Suzanne Jackson	5.34	FR-1	I	
1994	10-94	Arnold Deel	6.9	ART18	PRD	
1994	34-94	Ralph McGhee	0.462	FR-1	PCD	Expansion of Ohio Industrial Filter Products
1994	44-94	Merrill Sheets	50	PL	FR-1	
1996	31B-96	New Green Highlands	93.32	FR	PRD	432 SF homes & expansion of Delaware Golf Course
1996	51-96	Simco Electric, Inc.	0.717	FR-1	PCD	Electrical contracting
1999	07-99	Lucy Orłowski	0.98	FR-1	CMRC	Single-Family Residence
1999	35-99	David & Janis Chilcote		FR-1	C-2	Small Business
1999	34-99	Lucy Orłowski		FR-1	PCD	Extension of Carriage Towne Auto Dealership
2000	09-00	James Pancake	0.98	FR-1	PC	Car Sales
2003	43-03	George Hansel	2.49	FR-1	PC	Veterinary/Boarding
2006	40-06	John Krauss	0.59	FR-1	C	Trucking Business
2006	41-06	Ronald & Dorothy Jackson	45.61	FR-1	I	Relocation of Trucco Companies
2006	48-06	Delaware Twp. Zoning Commission				Text Amendments
2007	10-07	Jerome & Rebecca Donovan	1.04	FR-1	C-1	Office Space
2007	11-07	Mark Trucco	2.64	C-1	I	Trucco Construction
2008	26-08	Larry Finks Sr.	1.04	FR-1	PC	Continuation of Grandfathered Trucking and Automotive Heavy Commercial Use
2015	06-15	Michael Langwasser	4.25	FR-1	PC	Barn Use for Weddings/Events
2020	24-20	Shirley McCormick, Rep.	23.89	I	PRD	Shakti Dhara Ridge
2020	26-20	TCCI LLC	31.014	FR-1	PID	Soil and Mulch Business
2021	37-21	James Spencer and Jack Nelson	5.01	FR-1	PC	Flores Landscaping Services LLC

Rezoning

Another indicator of development and change in the Township is rezoning activity. Table 3B.3 lists all rezoning activity within Delaware Township since 1988. According to DCRPC records, no rezoning requests were made until 1994, with rezoning activity non-existent between 2015 and 2020. In total, a little over 276 acres have been rezoned in the Township since 1994, with the predominant request being a change in classification from Farm Residential to Planned Commercial.

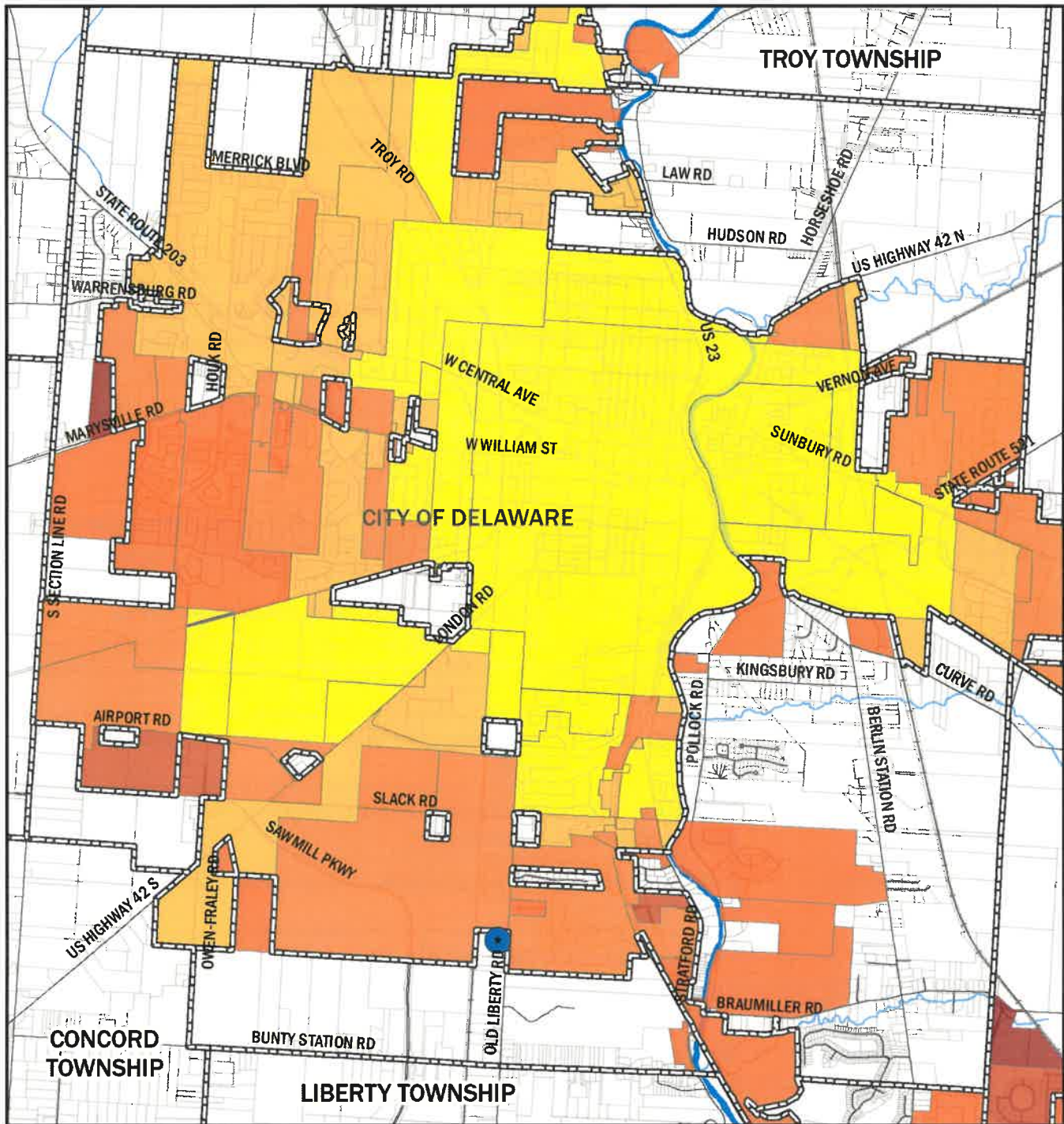
Annexation

The biggest change for Delaware Township over the years in the realm of development has been annexation. Annexation is a complicated process where a municipality incorporates a property, or several properties. However, the incorporation of a property does not necessarily exclude the annexed properties from being part of the Township. There are five different ways a property may be annexed. Table 3B.4 outlines the different types of annexation and how they can occur.

Table 3B.4 Types of Annexation

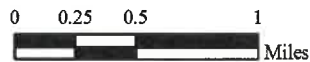
Type of Annexation	Process
Regular Annexation	Petitions by 51% of the property owners within the proposed area.
Type I Annexation*	Petitions by all property owners in an area, with consent from the municipality and township.
Type II Annexation*	Petitions by all property owners in an area, with or without consent from the municipality and township.
Type III Annexation*	Petitions by all property owners in an area in order to facilitate a significant economic development project.
Annexation by a Municipality, County, or State	Petition originating from a municipality to annex other municipal, county, or state owned land.
<i>*This process may or may not exclude the properties from the originating Township. The exact language of the annexation agreement or cooperative economic development agreement will determine the exclusion.</i>	

Annexation is the biggest threat to Delaware Township. Municipalities generally control annexation by forcing unincorporated areas to annex in order to access the municipalities utility services. With the lack of access to Delaware County Regional Sewer District facilities, potential development is forced to use the City of Delaware sewer lines. If those lines are within 300 feet of the property, the Delaware General Health District will not authorize the use of on-site treatment systems like septic tanks if sewer lines are considered to be accessible. Denial of septic permits generally results in properties seeking annexation in order to be able to continue to develop. Map 3B.1 and Figure 3B.1 show how many acres the City of Delaware has annexed over time. Since 2000, the City of Delaware has annexed 3,988.12 acres, the vast majority of which coming from Delaware Township.



Annexations

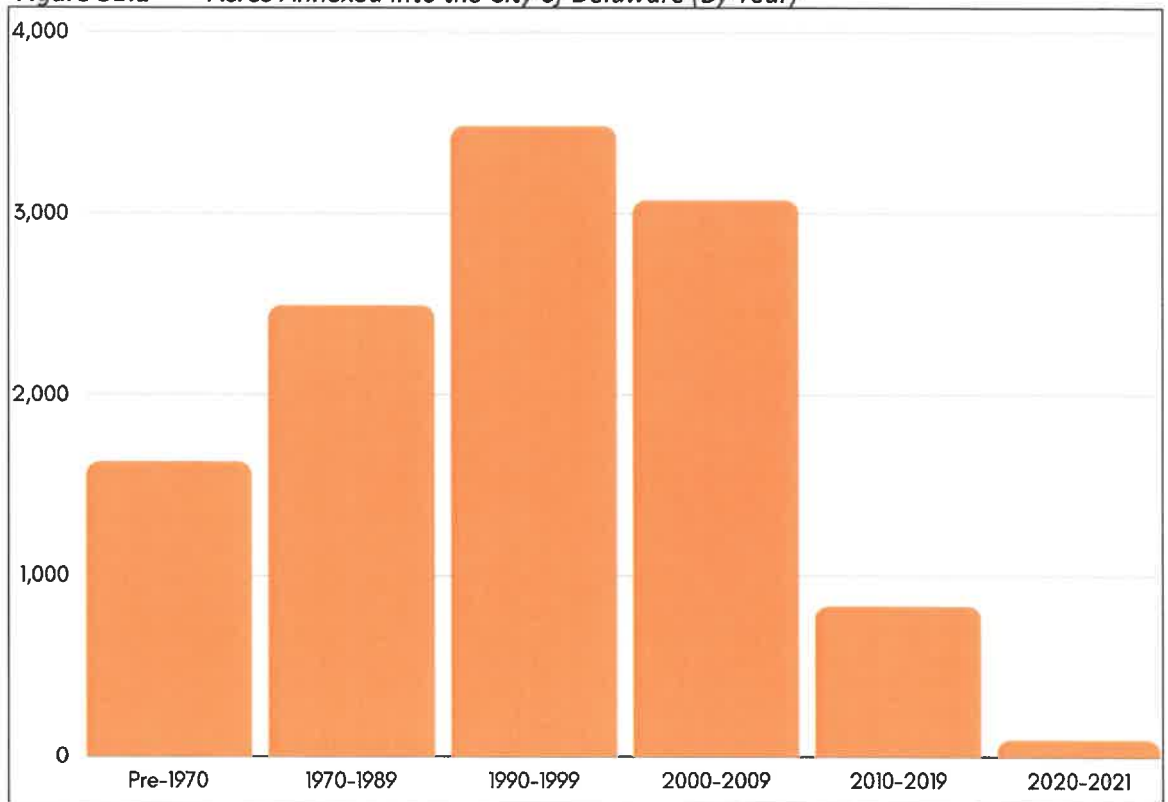
Delaware Township



	Township Hall		Year Annexed
	Township Boundaries		Pre-1970
	Road Centerlines		1970-1989
	Railroad		1990-1999
	Rivers/Lakes/Streams		2000-2009
	Parcels		2010-2019
			2020-2021

Prepared by: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org (3/5/2021)

Figure 3B.1 Acres Annexed into the City of Delaware (By Year)



Chapter 4A

Existing Land Use

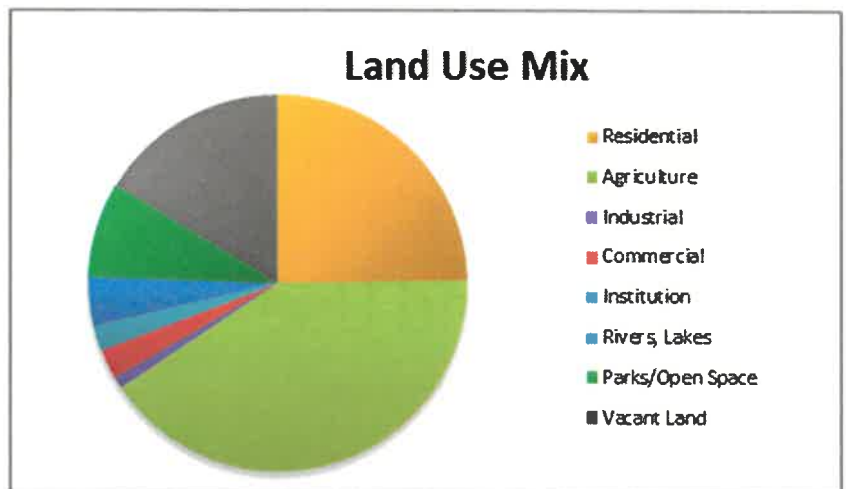
Delaware County

Land Use in Delaware County

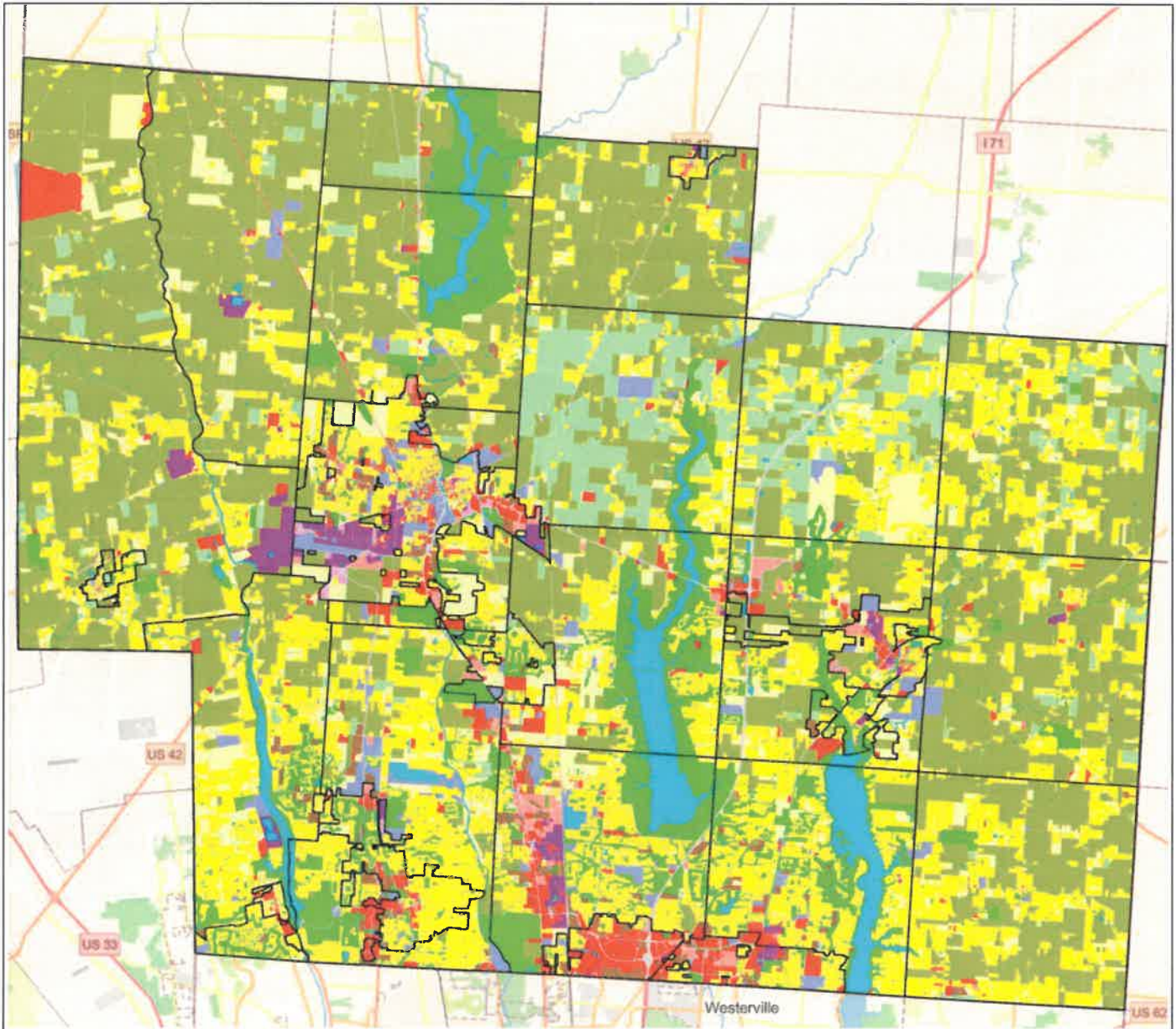
The following tables, pie charts, and map shows the land use percentages across Delaware County.

Figure 4A.1. Delaware County Land Use 4/2018

LAND USE	ACREAGE	PERCENTAGE
Residential	69,158	25%
Commercial	7,119	3%
Industrial	2,841	1%
Institution	5,930	2%
Agricultural	113,922	41%
Residential Vacant Land	26,797	10%
Com/Ind Vacant Land	2,590	1%
Agricultural Vacant	16,377	6%
Parks/Open Spaces	22,652	8%
ROW	13,486	(not calculated)
River/Lakes/Ponds	11,845	4%
Total	279,232	100%



The following map shows the Auditor's land use categorization throughout the entire county.



Existing Land Use

Berlin Township, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-368-1900)
(5/7/2018)

- | | |
|--------------------------|---------------------------------|
| Township Boundaries | Agricultural |
| Incorporated Areas | Agricultural Vacant Land |
| Existing Land Use | |
| Single Family | Residential Vacant Land |
| Multi Family | Commercial Vacant Land |
| Commercial | Industrial Vacant Land |
| Industrial | Park / Golf Course / Open Space |
| Institution | River / Lake / Pond |
| | Road / Rail ROW |

Chapter 4B

Existing Land Use

Delaware Township

Existing Land Use

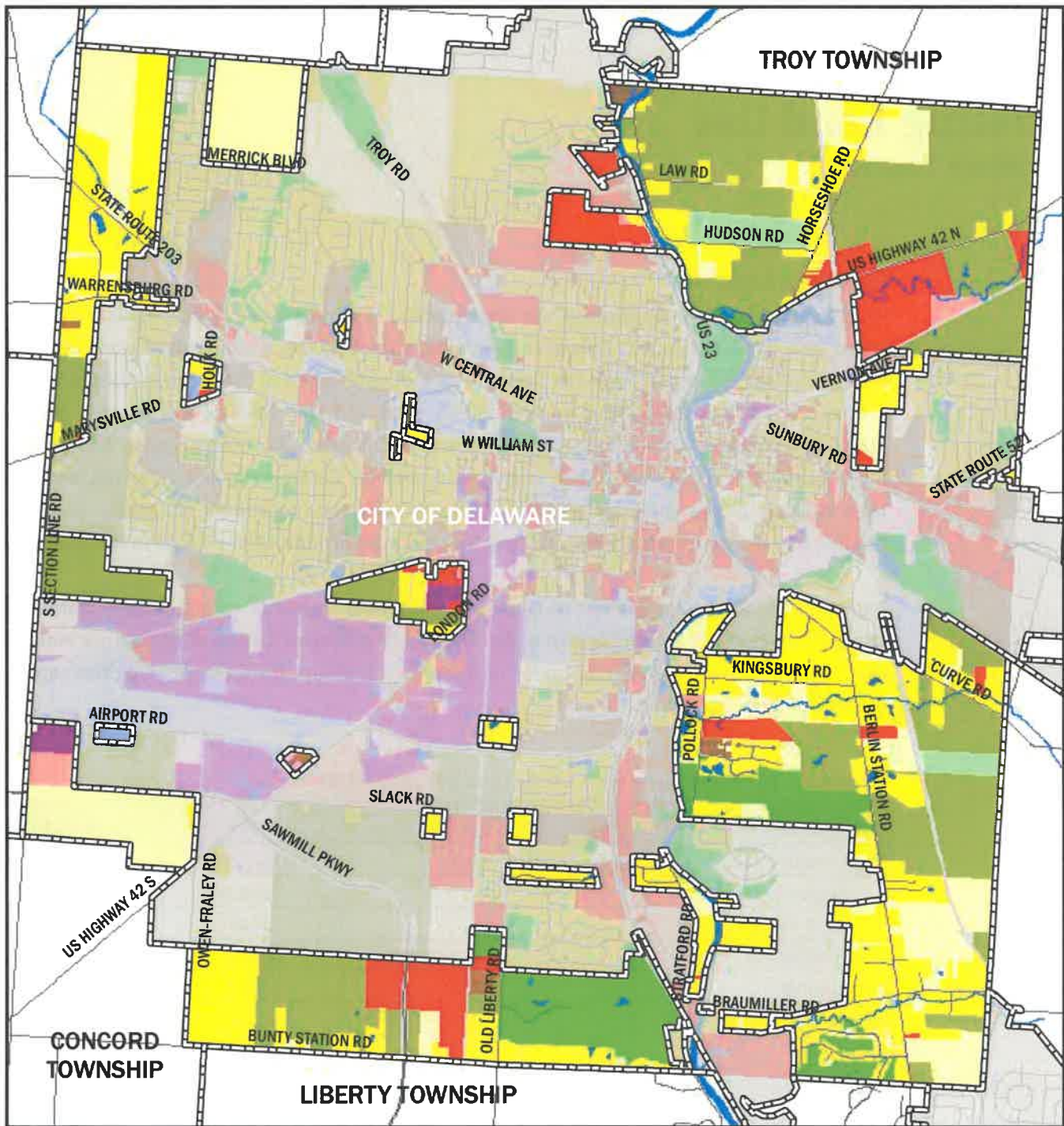
The existing land use map displays the single-family residential, commercial, agricultural, open space, and industrial uses in Delaware Township. Each land use is categorized using Delaware County Auditor tax codes, with the total acreage of each listed in Table 4B.1. With a total of just under 8,000 acres (excluding land within road and rail rights-of-way), water features (25.00%), agricultural uses (23.26%), and residential uses (21.69%) account for the vast majority (69.95%) of the acreage in Delaware Township. Commercial and industrial land uses, uses which typically carry higher tax rates with which to contribute to paving roadways, funding schools, and maintaining infrastructure, account for only about 5.52% of the Township.

Based on the existing allocation of land uses, Delaware Township is fairly evenly distributed between agricultural and residential uses. The lack of a heavier weight of agriculture indicates that Delaware Township may be under development pressure from the nearby urban area of the City of Delaware.

Table 4B.1 Delaware Township Existing Land Use (July 2021)

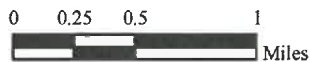
Land Use	Acres	% of Total
Total Residential (Single-Family + Multi-Family)	1,587.37	29.07%
<i>Single-Family</i>	1,669.14	30.57%
<i>Multi-Family</i>	34.84	0.64%
Commercial	398.41	7.30%
Institutional	21.98	0.40%
Industrial	37.32	0.68%
Agriculture	1,773.65	32.48%
Parks/Golf Course/Open Space	409.48	7.50%
River/Lake/Pond*	69.02	1.26%
Vacant Land	1,162.99	21.30%
<i>Vacant Agricultural</i>	97.3	1.78%
<i>Vacant Commercial</i>	64.33	1.18%
<i>Vacant Industrial</i>	4.59	0.08%
<i>Vacant Residential</i>	996.77	18.26%
Acreage in Township	5,460.22	100.00%
<p><i>*River/Lake/Pond data includes seasonal swales 20 feet in width. Due to rounding, figures may not add exactly to 100%. Calculations based on parcel data from the Delaware County Auditor's Office, and does not include acreage within road or rail rights-of-way.</i></p>		

Map 4B.1 Delaware Township Existing Land Use (July 2021)



Existing Land Use

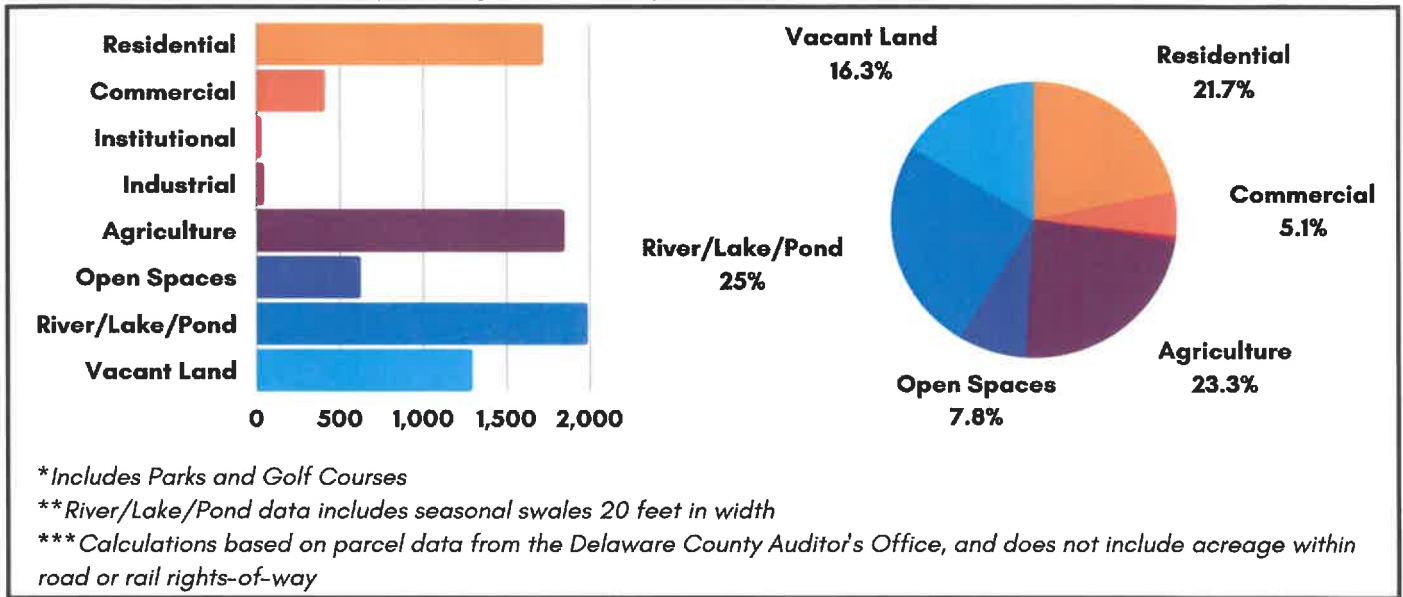
Delaware Township



- | | |
|--|---|
|  Single Family |  Residential Vacant Land |
|  Multi Family |  Commercial Vacant Land |
|  Commercial |  Industrial Vacant Land |
|  Industrial |  Park / Golf Course / Open Space |
|  Institution |  River / Lake / Pond |
|  Agricultural |  Road / Rail ROW |
|  Agricultural Vacant Land |  Township Boundaries |
| |  Incorporated Area |

Prepared by: Delaware County Regional Planning Commission (740-833-2260)
 www.dcrpc.org (3/5/2021)

Figure 4B.1 Delaware Township Existing Land Use (July 2021)



Several townships in Delaware County which were previously primarily agricultural have become more residential, showing a subsequent shift from agricultural uses to residential. Some of these communities have focused on bolstering commercial and industrial tax bases to provide funding for needed roadway and infrastructure improvements. Permitting these types of land uses in strategic areas may help alleviate some of the annexation pressures that have been in recent years according Map 3B.1.

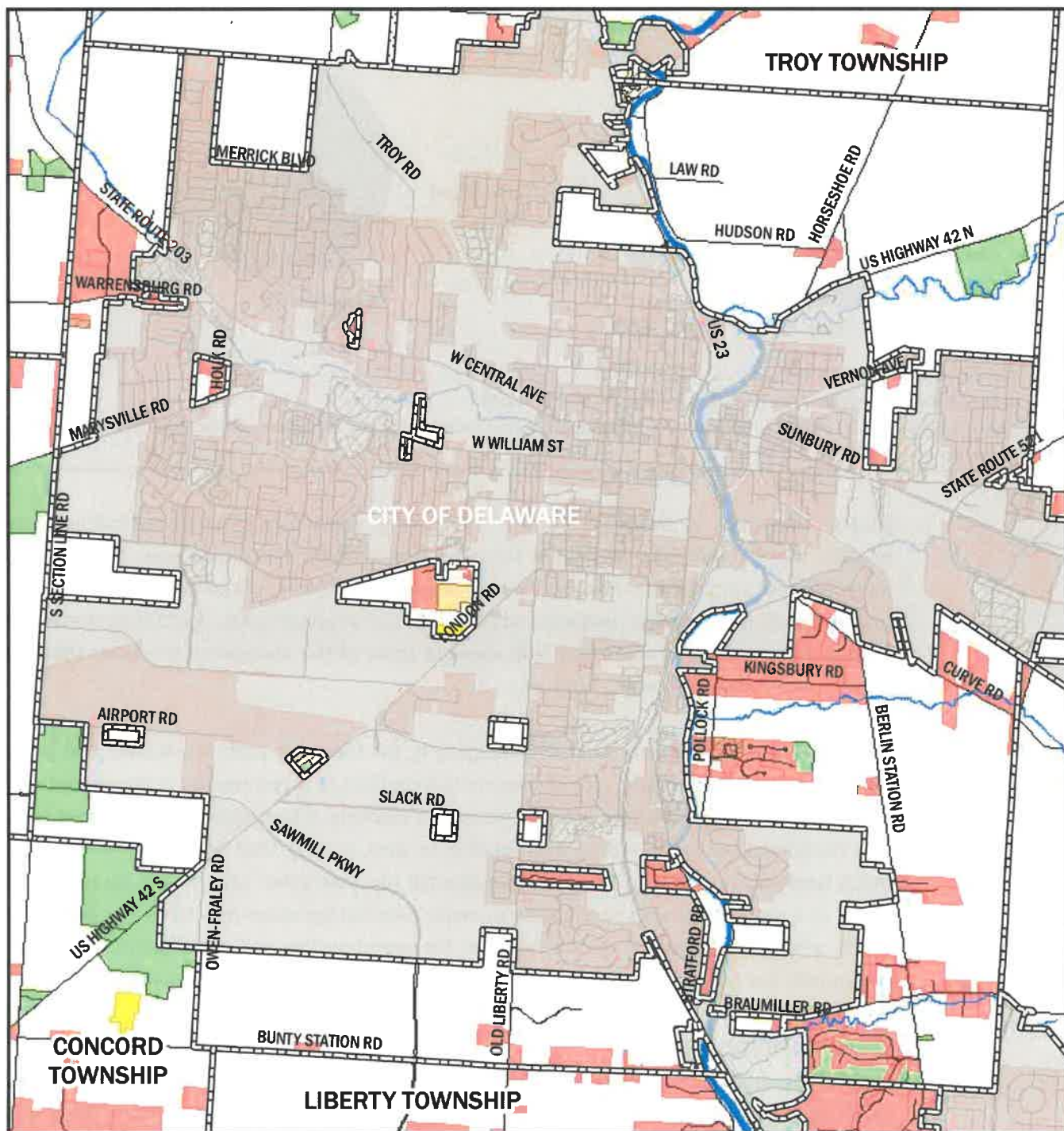
Target percentages for each land use category is, for the most part, unavailable and largely irrelevant. The proportional mix of uses most beneficial to a community is dependent upon several factors and varies from place to place. For example, a bedroom community that serves as a residential base with workers commuting to work outside their communities will have a much larger portion of land devoted to residential use than other uses. A community on the fringe of a metro area with easy access to major national highways may have a larger portion of its acreage devoted to industrial uses for warehousing and distribution, whereas a community out of reach of a major metropolitan area may be primarily agricultural.

Development Patterns

One way to analyze the progress of development is through maps that track the locations of rezoning requests and subdivisions. Delaware Township's Development Pattern (Map 4B.2) depicts these various characteristics. The red areas represent recorded subdivisions (discussed in Chapter 3 and detailed in Table 3B.1), yellow areas represent active subdivisions, and green areas represent rezoned properties, also covered in Chapter 3 (Table 3B.3).

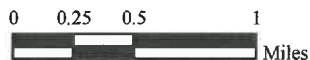
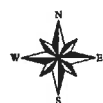
Recorded subdivisions include subdivisions of all types—including Common Access Driveway (CAD) subdivisions and non-residential subdivisions of property—that have been through the platting process. Similarly, the active subdivisions are subdivision projects—again including CADs and non-residential uses—which are currently in the process, but have not yet been recorded. This may include projects where an application has been submitted, but not yet

Map 4B.2 Delaware Township Development Patterns (October 2021)



Development Pattern

Delaware Township



- Recorded Subdivision
- Proposed Subdivisions
- Condo / Other Developments
- Rezoning Cases
- Multi Family
- Township Boundaries
- Incorporated Area
- Rivers/Lakes/Streams

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heard by the Planning Commission, projects that have been heard and approved, and projects where a sketch plan (a pre-submission step) was completed with no subsequent formal preliminary application.

The rezoned properties are the most informative in determining development intent, and represent areas which have only undergone the rezoning step. If an area was rezoned and a subsequent subdivision application was submitted, that area would be illustrated as either yellow (in progress) or red (recorded).

Green areas indicate two things - a rezoning in order to construct a subdivision or commercial/ industrial project, or a rezoning to facilitate a lot split. In Map 4B.2 the smaller green areas are most likely lot splits, whereas the larger green areas represent potential residential subdivisions or commercial projects.

Land in Speculation

Properties owned by development companies, large or small, can be an indicator of potential developments as well. Map 4B.3 shows lands that may be under speculation, and is based upon land ownership and adjacency to known development sites. Using Auditor data on parcel ownership, staff can identify properties that are owned by:

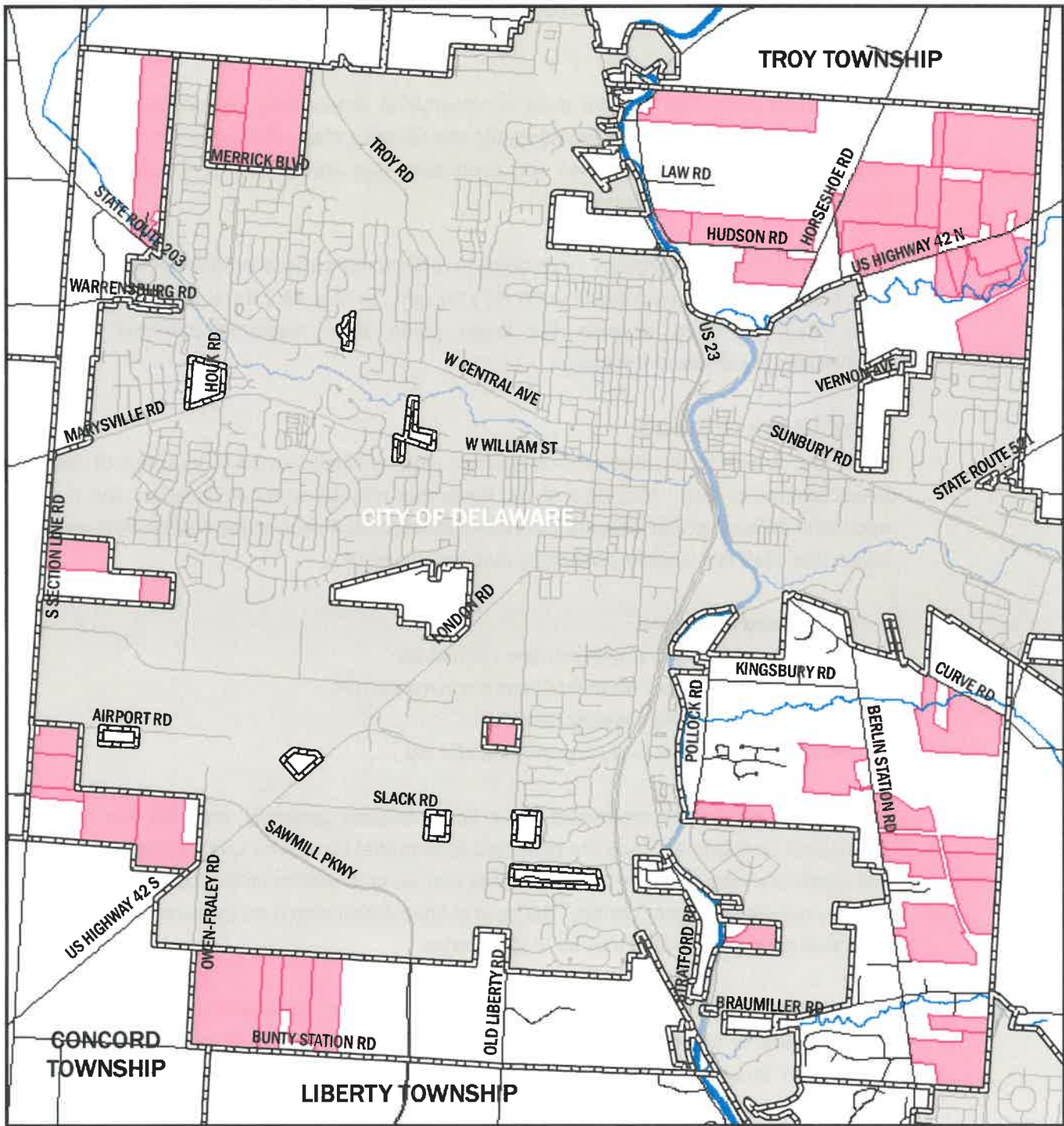
- Known land developers
- Known homebuilding and investment companies
- Limited liability corporations (LLC) and partnerships (LP)
- Trusts and ownership showing “et al.”
- Incorporated entities (including Inc., Co. and Ltd.)

Parcels 5 acres in size or smaller have been deleted; generally they are too small for subdivision developments and are restricted to potential no-plat lot splits. Additionally, for tax and estate planning purposes, some property owners and farmers utilize LLCs or Trusts, but are actually non-development entities. The Land in Speculation map is an estimation, not a definite depiction of how much land may be in speculation.

Lands that are adjacent to current development may also be targets of expansion, but are more difficult to identify, as the ownership of the parcel will still remain in the individual’s name even though a development contract which guarantees the development rights to a business entity may be in place. Properties can be held by developers for years while they wait for optimal market conditions.

Trends in Land Use

Looking at changes which have occurred within the Township regarding land use can give a picture of what type of development has occurred since then. In 2009, Delaware Township had around 250 more acres of agriculture, and 200 more acres of land classified as institutional. On the other hand, the Township now has 183 more acres of commercial uses, and 350 more acres of open spaces/golf course/open space uses.



Land in Speculation

Delaware Township



- Land in Speculation
- Road Centerlines
- Township Boundaries
- Incorporated Area
- Rivers/Lakes/Streams

Table 4B.2 Delaware Township Land Use (2009)

Land Use	Acres	% of Total
Total Residential (Single-Family + Multi-Family)	1,764.33	31.99%
<i>Single-Family</i>	1,749.16	31.72%
<i>Multi-Family</i>	15.17	0.28%
Commercial	214.82	3.90%
Institutional	218.79	3.97%
Industrial	0.00	0.00%
Agriculture	2,034.47	36.89%
Parks/Golf Course/Open Space	53.05	0.96%
River/Lake/Pond*	119.76	2.17%
Vacant Land	1,109.65	20.12%
<i>Vacant Agricultural</i>	63.81	1.16%
<i>Vacant Commercial</i>	81.14	1.47%
<i>Vacant Industrial</i>	4.59	0.08%
<i>Vacant Residential</i>	960.11	17.41%
Acreage in Township	5,514.87	100.00%
<p>*River/Lake/Pond data includes seasonal swales 20 feet in width. Due to rounding, figures may not add exactly to 100%. Calculations based on parcel data from the Delaware County Auditor's Office, and does not include acreage within road or rail rights-of-way.</p>		

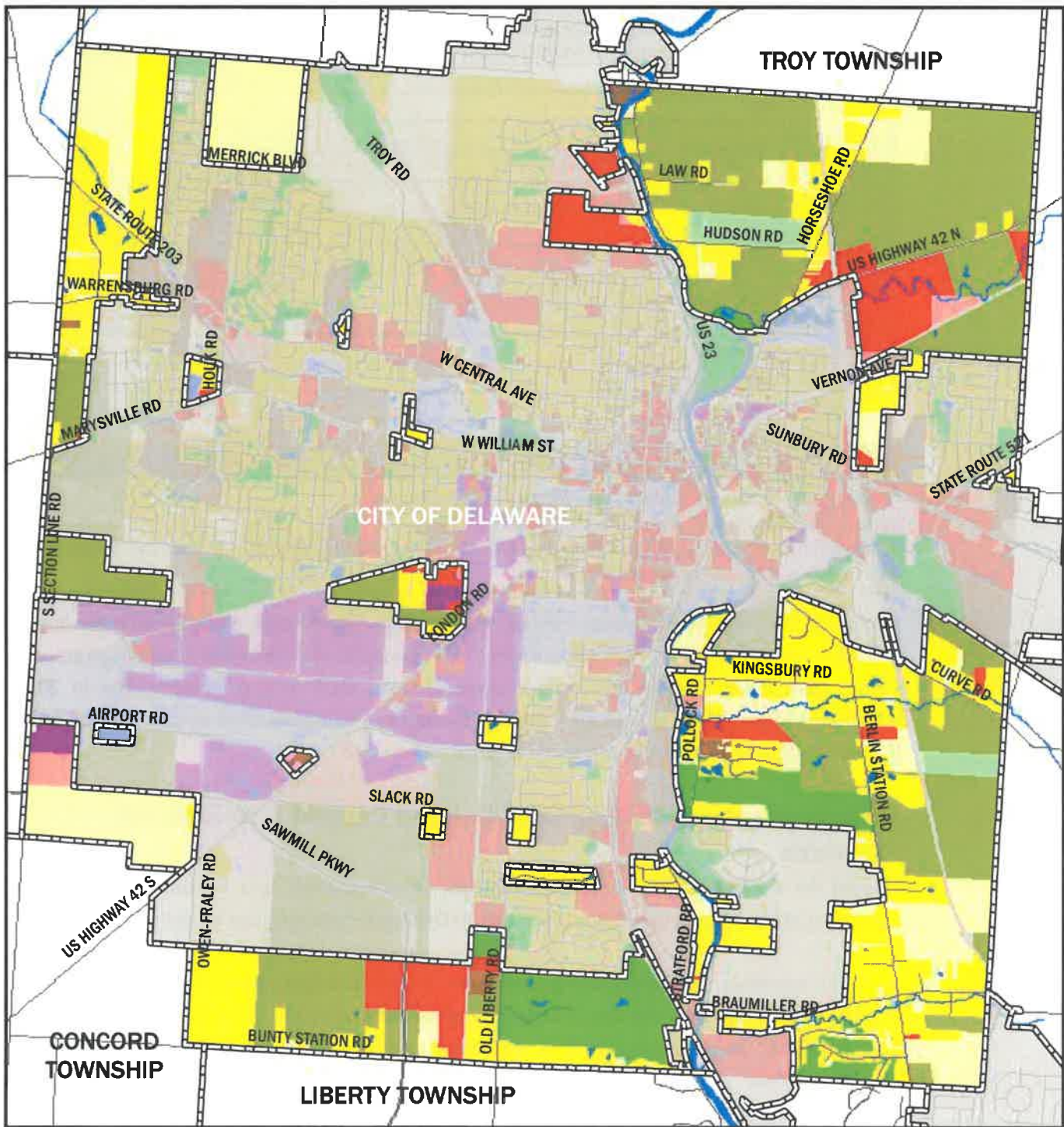
Some of the changes in acreage can be attributed to classification updates, possibly due to Auditor amendments in the taxation rates. For example, the Delaware County Fairgrounds went from being classified as an institutional use in 2009 to a commercial use in 2021. Additionally the Stratford Ecological Preserve went from being classified as a residential use in 2009 to a park/golf course/open space in 2021.

Observations on Existing Land Use and Current Development Patterns

Based on existing land use, lands potentially in speculation, and historical development patterns, some observations about land use in Delaware Township can be drawn:

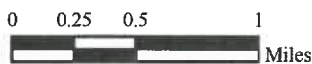
1. The township is currently facing annexation pressures based on land uses which may also be compatible with the City of Delaware, as evidenced by the increase in commercial and industrial uses coupled with a decrease in residential and institutionally classified properties.
2. Several properties appear to be owned by potential developers, possibly waiting for opportunities to connect to sanitary sewer facilities, which present a threat through annexation possibilities.
3. The increase in park space shows a continued effort to provide open spaces for nearby residents.
4. Multi-family land uses have yet to be a major part of the Township;
5. Residential land uses are concentrated in the southeast part of the Township, while the northeast part of the Township shows primarily agricultural uses.
6. Commercial areas appear to be dispersed throughout the township, though nearly all commercial uses are adjacent to the City of Delaware.

Map 4B.4 Delaware Township Land Use (2009)



Existing Land Use

Delaware Township



- | | |
|--|---|
|  Single Family |  Residential Vacant Land |
|  Multi Family |  Commercial Vacant Land |
|  Commercial |  Industrial Vacant Land |
|  Industrial |  Park / Golf Course / Open Space |
|  Institution |  River / Lake / Pond |
|  Agricultural |  Road / Rail ROW |
|  Agricultural Vacant Land |  Township Boundaries |
| |  Incorporated Area |

Chapter 5A

Natural Resources

Delaware County

Depending on the location, Delaware County has numerous natural resources and features. These include large reservoirs, their connecting creeks, floodplains, wetlands, fertile soils, woods, and abundant wildlife. Other features include steep slopes, wooded ravines, treelines, These resources are displayed on several maps and are generally described below. These resources should be conserved as much as possible while development continues.

Watersheds

The term “watershed” typically refers to the 10th level of the hydrologic unit classification system (HUC). Sub-watersheds are the 12th level, while sub-basins are the 8th level. Each level feeds into the HUC above it. For example, an HUC level 10 is a subsection of an HUC 8.

From an environmental standpoint, storm water and subsequent pollutants in these sub-watersheds feed into the Rivers for which the watersheds are named. For example, pollutants released or picked up in the Olentangy Watershed will flow into the Olentangy River.

Topography (Elevation)

The topography map indicates the high point and low point of each community, as well as the various changes in elevation.

Slopes Greater than 20%

Generally, slopes greater than 20% follow the streams near reservoirs and other significant tributary streams. Roads typically do not exceed a 10% slope, and slopes exceeding 20% should be preserved to the greatest extent practicable in an effort to maintain some of the more dynamic topographic profiles in the township for aesthetics and community character. Though expensive to do, houses can be permitted on slopes up to 20% through the use of walkout basements, provided doing so doesn't negatively impact the environment, waterways, or floodplains.

Floodplains, bodies of water

The National Flood Insurance Program 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 Safety Department, 50 Channing Street, Delaware Ohio.

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 2009, with one hundred year floodplain elevations rising in some areas.

Wetlands

Some wetlands that appear on the map may be jurisdictional wetlands, which are regulated by the Clean Water Act of 1972. Wetlands are generally defined as soils that support a predominance of wetland vegetation, or are under water at least two weeks per year. A more specific wetland definition is provided by the U. S. Army Corps of Engineers Wetlands Delineation Manual Technical Report Y-87-1.

Wetlands provide many of the same functions as floodplains. They are natural stormwater detention systems that trap, filter, and break down surface runoff. In the Township some former wetlands are now agriculturally-drained (tiled) fields or low-lying areas by existing ponds and waterways.

The DCRPC's National Wetlands Inventory GIS data indicates general locations of potential jurisdictional wetlands. Wetlands often include other natural features such a woodland areas.

Prime Agricultural Soils

The Prime Agriculture Soils map shows the location of soils suited for high yields. Agriculture is still an important land use in the county, 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.

The Delaware Soil and Water Conservation District also recommend that farmers who want to help preserve the viability of farming utilize edge buffers on cropland. Some benefits of edge buffers include:

- Filtering surface water runoff to protect against harmful algae blooms;
- Planting in edge buffers can protect against erosion and loss of farmland;
- Buffers resist the accumulation of sediment and debris in water;
- Slows water runoff from storms, preventing excessive flooding, and protecting the topsoils;
- Planted buffers can provide a habitat for predatory insects, insect-eating birds, and pollinators;
- Can aid in the economic production of farms through hay, lumber, fruit trees, and bees for honey; and
- May decrease property tax liabilities for farmers by using a conservation buffer to combat soil erosion. (Check with the Delaware County Auditor's Office for details).

Soil Suitability for Septic Systems

Since sanitary sewer service is not available everywhere in Delaware County, 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.

Critical Resources

The combined Critical Resources map displays generalized floodplains, water, wetlands, slopes, and historic and archeological sites. Since it is important to preserve natural resources, this information should be used as an evaluation tool when land is developed.

Historical Sites

The Ohio Historic Preservation Office (OHPO) maintains the state's official record of historic properties listed in the National Register of Historic Places. These properties are recognized for their contribution to the culture of a community.

The OHPO lists the following benefits to listing in the National Register:

- The listing of a building, structure, site, object or district in the National Register of Historic Places accords it a certain prestige, which can raise the property owner's and community's awareness and pride, and
- Income-producing (depreciable) properties which are listed in the National Register individually or as part of a historic district may be aided by tax credits and other funding programs.

A listing on the National Register is sometimes a prerequisite for funding applications for restoration work through various private, nonprofit organizations, such as the National Trust for Historic Preservation.

The OHPO also maintains the Ohio Historic Inventory (OHI), which is a record of buildings and structures which may have architectural or historical significance. The Ohio Historic Inventory form is an important reference for organizing community preservation efforts and is used by state, federal, and local agencies when making land use, transportation, and development decisions.

Land Cover

The Land Cover map shows the land cover categories from the National Land Cover Database (NLCD), as delineated by the United States Geologic Survey (USGS). Using several dates of aerial imagery, the USGS categorizes land cover into one of several different coded classes. The National Land Cover Database data is updated every 5 years and can provide valuable information regarding general changes in land cover that may not be represented well in the Auditor's land use data. For example, a 10-acre parcel with a residence will be classified as residential according to Auditor data, but will not take into account the potential forested areas on the property.

Development or Harvesting of Natural Resources

Deposits of materials that can be mined commercially (i.e. minerals, stone, gravel, oil, and natural gas) are limited in the county both in location and the ability to extract them based on surrounding land uses. Other than current active quarries, prime agricultural soils are the main natural resource. It is conceivable that someday these soils could be extracted and moved for landscaping or other uses.

The following chapter will specifically describe features that are unique to the community and include maps.

Insert County-wide Critical Resources map

Chapter 5B

Natural Resources

Delaware Township

Delaware Township's principal natural resources are sections of the Olentangy River. Delaware Township is relatively flat with minimal floodplains. Agriculturally, there is an abundance of high yield farmland. As such, these resources should be conserved as much as possible while development continues.

Watersheds

(See County chapter for general information) *(See Map 5B.1 Delaware County Watersheds.)*

Topography

(See County chapter for general information) Delaware Township is relatively flat on the western parts of the Township, but can see some elevation changes on the eastern end due to the proximity with the Olentangy River; confirming the pattern of drainage seen in the watersheds. The Township's highest elevation is between 960 and 980 feet above mean sea level (MSL), and is located in the north western part of the Township around Delaware Run. The low elevation is related to the Olentangy River, and is around 860 to 880 feet. *(See Map 5B.2 Elevation.)*

Slopes Greater than 20%

(See County chapter for general information) In Delaware Township 20% slopes generally follow river and stream banks, as well as roadside ditches where curb and gutter systems are absent. *(See Map 5B.3 Slopes Greater Than 20%.)*

Floodplains, Bodies of Water

(See County chapter for general information) *(See Map 5B.4 Floodplains).*

Wetlands

(See County chapter for general information) *(See Map 5B.5 Wetlands).*

Prime Farmland

(See County chapter for general information) *(see Map 5B.6 Prime Farmland)*

Soil Suitability for On-Site Sewage Treatment

(See County chapter for general info.) *(see Map 5B.7 Soils and Map 5B.8 On-Site Treatment)*

The amount of land in the Township that does not have accessibility to sewer is dwindling, however. The proximity of sewer facilities through the City of Delaware prevents many

properties from utilizing on-site treatment systems. (See Chapter 9B for more information about utilities.)

Critical Resources

(See County chapter for general information) (see Map 5B.9 Critical Resources)

Archaeological Sites

The Ohio Archaeological Inventory is the official record of archaeological site information for Ohio. There are over 3,200 archaeological sites recorded in Delaware County, including 34 in Delaware Township. Of those, 30 are listed as prehistoric sites.

Based on the highly developed and populated nature of the Township, through its proximity to the City of Delaware, it is considered unlikely that many more unreported archaeological sites exist within the township. Archaeological sites are finite, fragile, and non-renewable resources that can be nominated to the National Register of Historic Places and should also be taken into consideration when planning for development. The presence of historical or archaeological resources is also one of the criteria used to qualify properties for an Agricultural Land Easement (ALE), one of the USDA's Agricultural Conservation Easement programs which can protect working farms from development through long-term easements.

Historical Sites

(See County chapter for general information) Delaware Township has five properties listed on the National Register:

- Mill Worker House #1—2441 Stratford Road
- Mill Worker House #3—2505 Stratford Road
- Mill Worker House #5—2441 Stratford Road
- Greenwood Farm—479 US Route 42
- Norman Dewey Perry House—2367 Stratford Road

It is possible that other historic properties in the township are eligible for listing, but have yet to be nominated. The following properties are listed in the Ohio Historic Inventory within Delaware Township, but not in the National Historic Register.

- Charles M. Weiss House—610 West William Street
- Mike Neal House—2041 Pollock Road
- Greenwood Farm Barn, Farmhouse, and Small House—479 US 42
- Charles Killian House—2441 Stratford Road
- Nicol Sherman House—1641 US 23
- US Route 23 Dam 1—Olentangy River at Braumiller Road
- Stone Acres—2050 US 42

Around 20 new markers are added every year. New markers are obtained by submission and approval of an application to the Local History Services Department. (see Map 5B.10 Archaeological/Historic Sites)

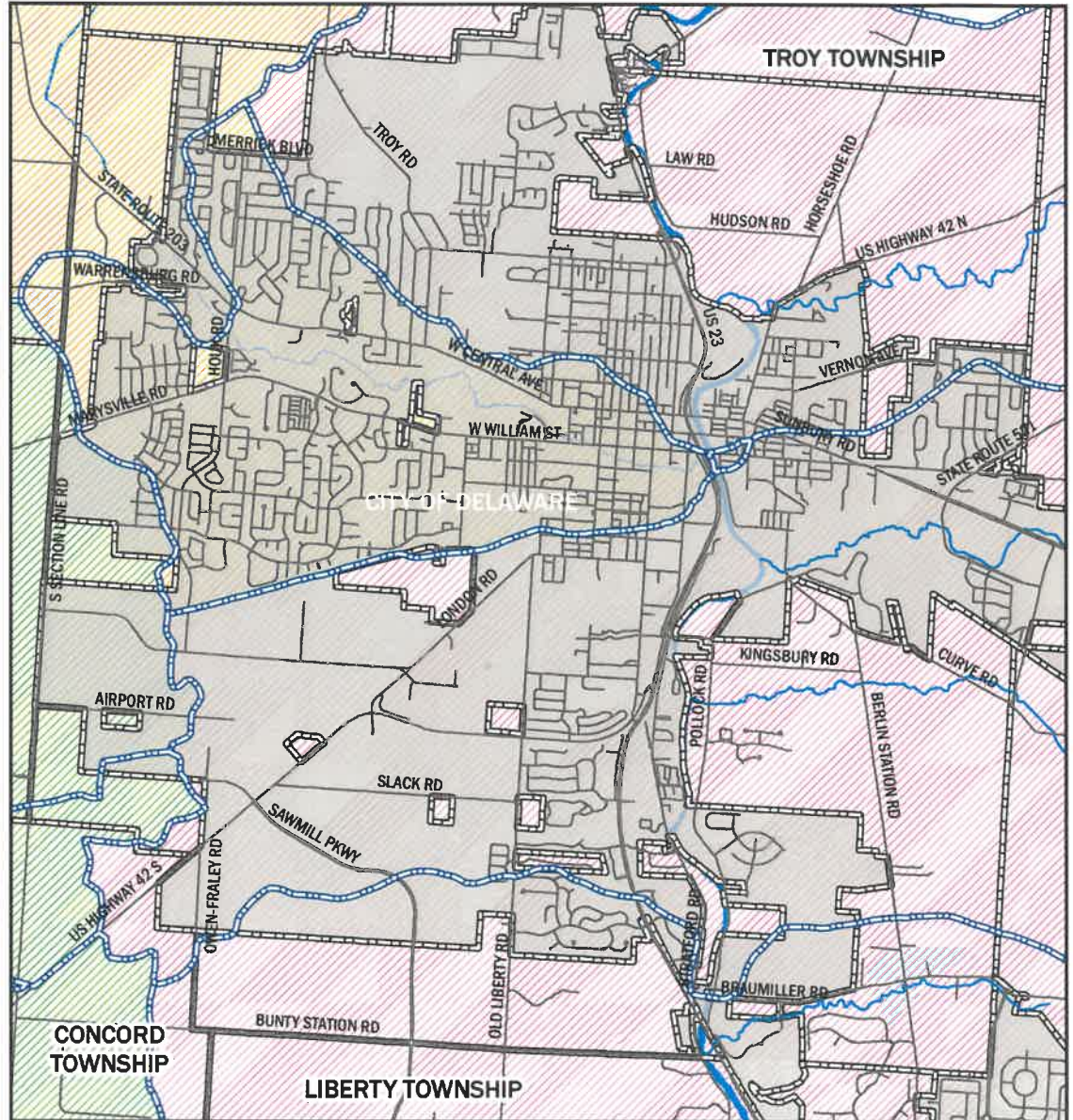
Land Cover

(See County chapter for general information) (see Map 5B.11 Land Cover)

Development or Harvesting of Natural Resources

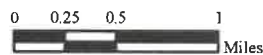
(See County chapter for general information) Commercial mineral extraction is not a major land use in Delaware Township. However, the National Lime and Stone Company operates an aggregate quarry just west of the Township. (see Map 5B.12 Bedrock Type)

Map 5B.1 Watersheds



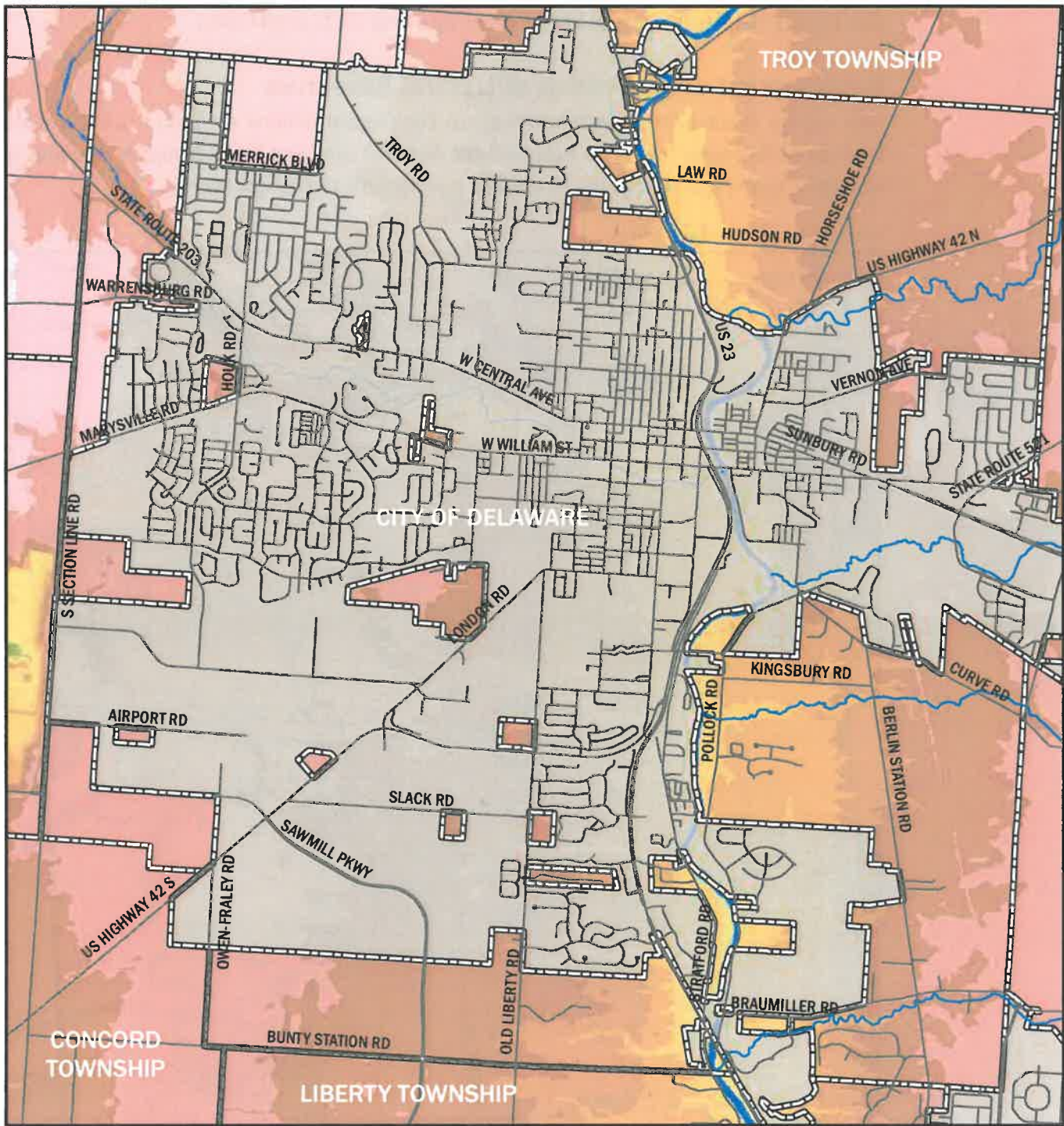
Watersheds

Delaware Township



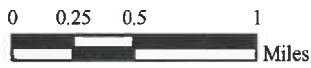
- Watersheds Boundaries
- Olentangy Watershed
- Delaware Run Watershed
- Scioto Watershed
- Subbasin Boundaries
- Rivers/Lakes/Streams
- Township Boundaries
- Incorporated Area

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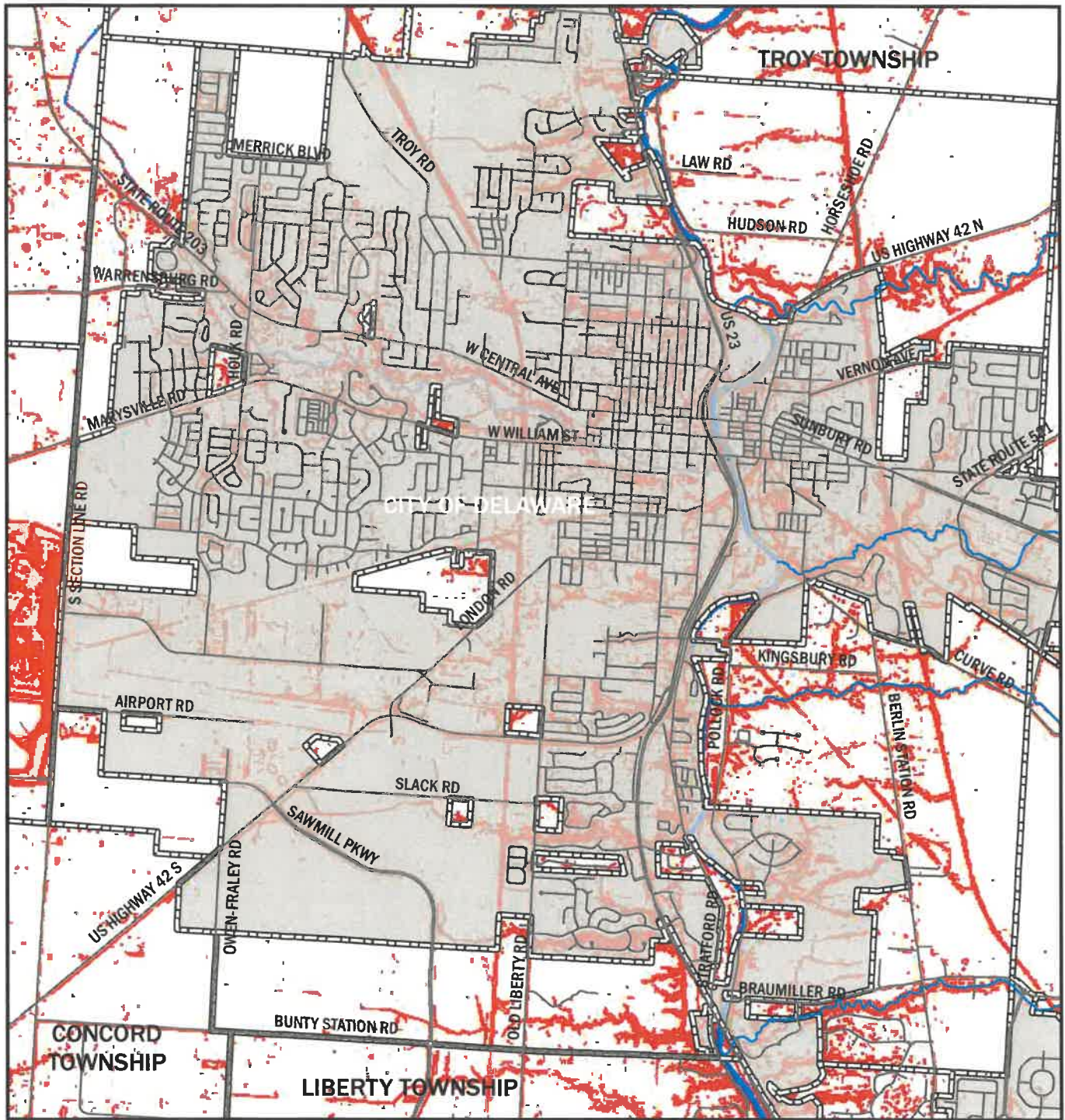
Elevation

Delaware Township



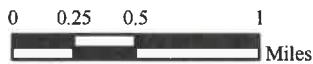
	740 - 760 ft		880 - 900 ft
	760 - 780 ft		900 - 920 ft
	780 - 800 ft		920 - 940 ft
	800 - 820 ft		940 - 960 ft
	820 - 840 ft		960 - 980 ft
	840 - 860 ft		980 - 1000 ft
	860 - 880 ft		Incorporated Area

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www.dcrpc.org (3/5/2021)

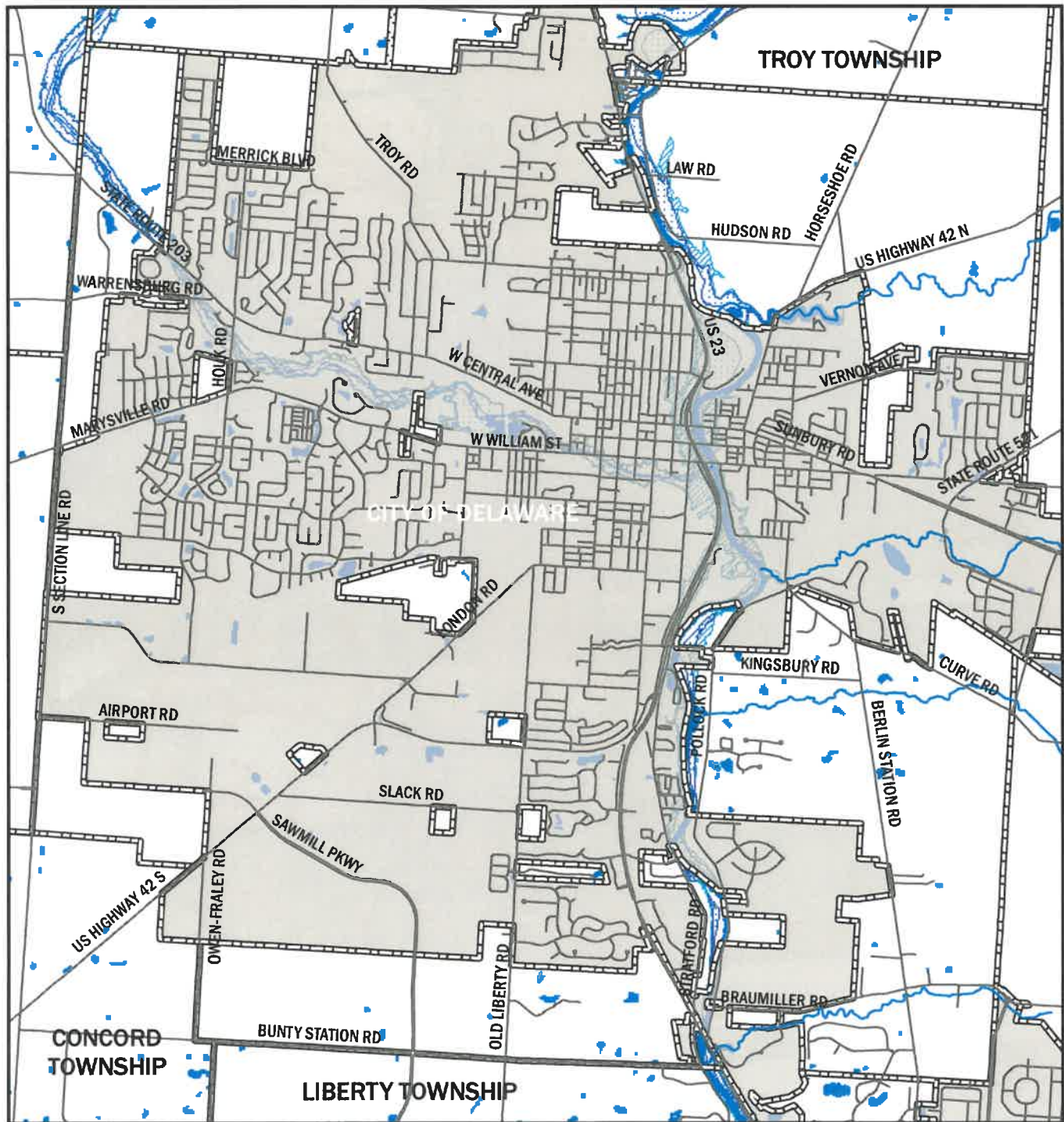


Slopes Greater than 20%

Delaware Township

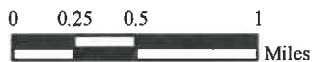








- Slope > 20%
- Road Centerlines
- Rivers/Lakes/Streams
- Incorporated Area
- Township Boundaries

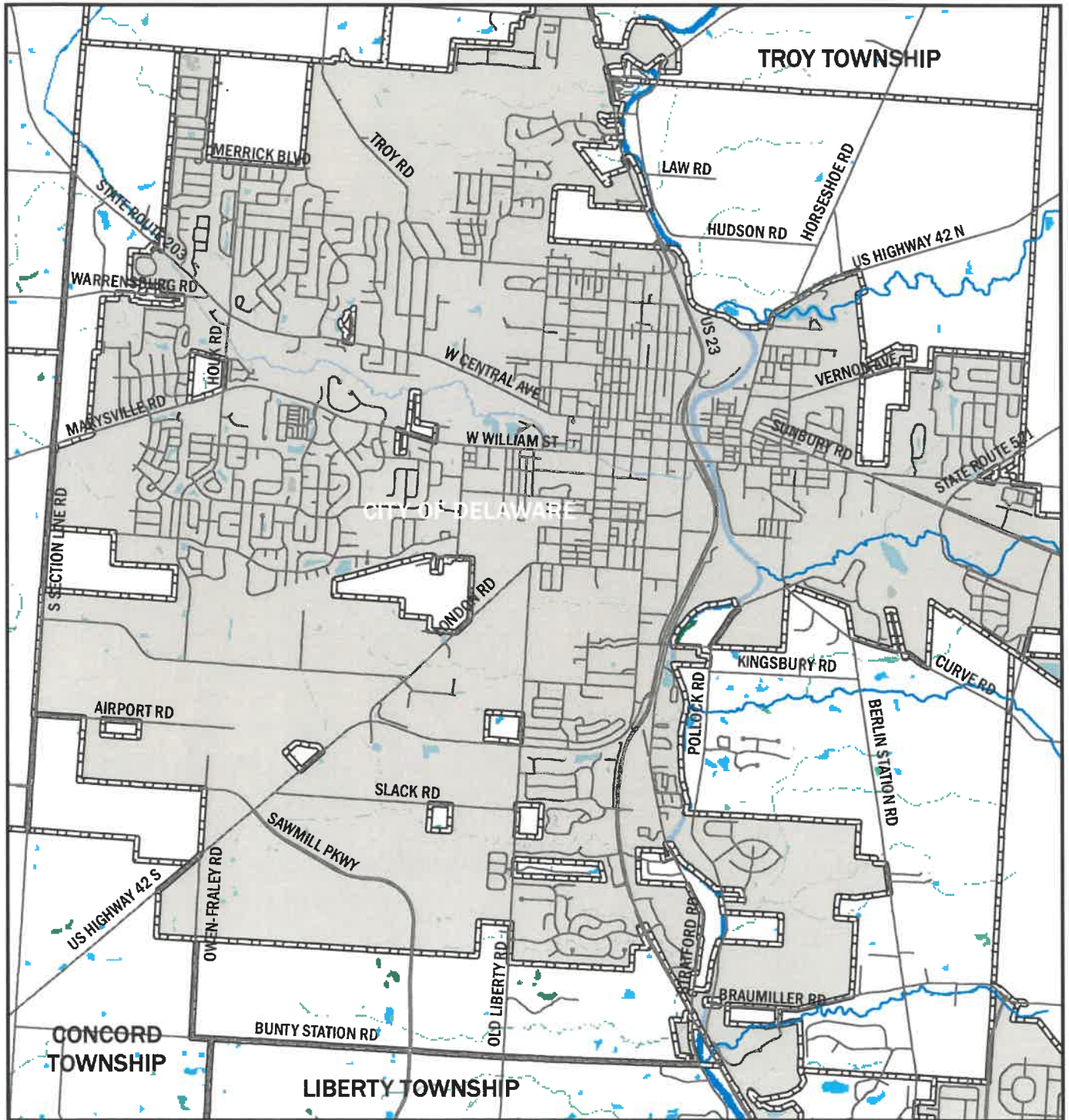


Flood Plains

Delaware Township

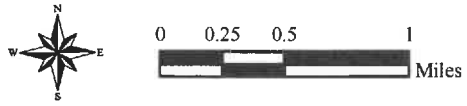


-  100 Year Flood Plains
-  500 Year Flood Plains
-  Road Centerlines
-  Rivers/Lakes/Streams
-  Incorporated Area
-  Township Boundaries

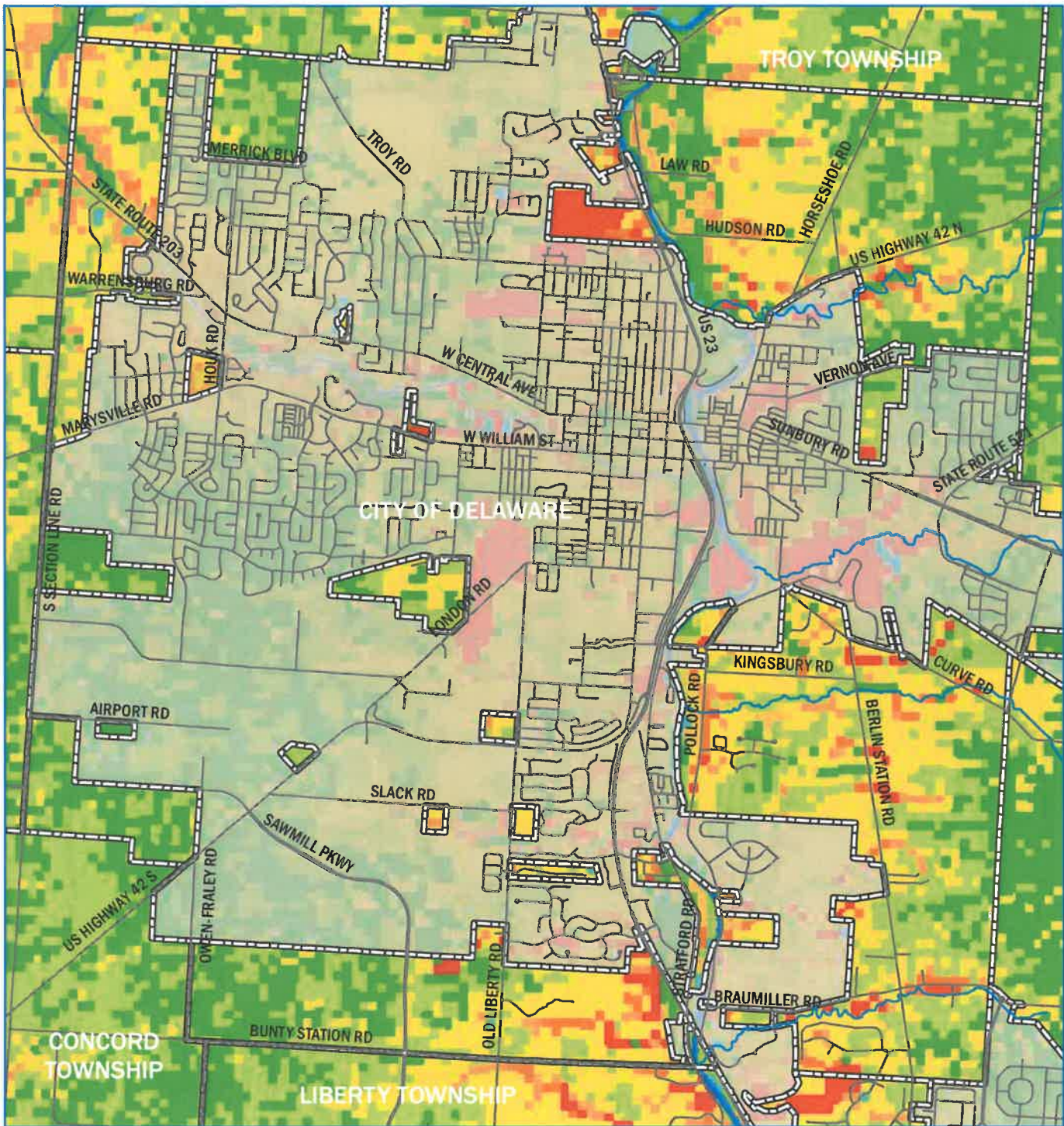


Wetlands

Delaware Township

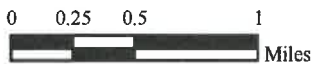


- Wetland Type**
- Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Riverine
 - Freshwater Pond
 - Lake

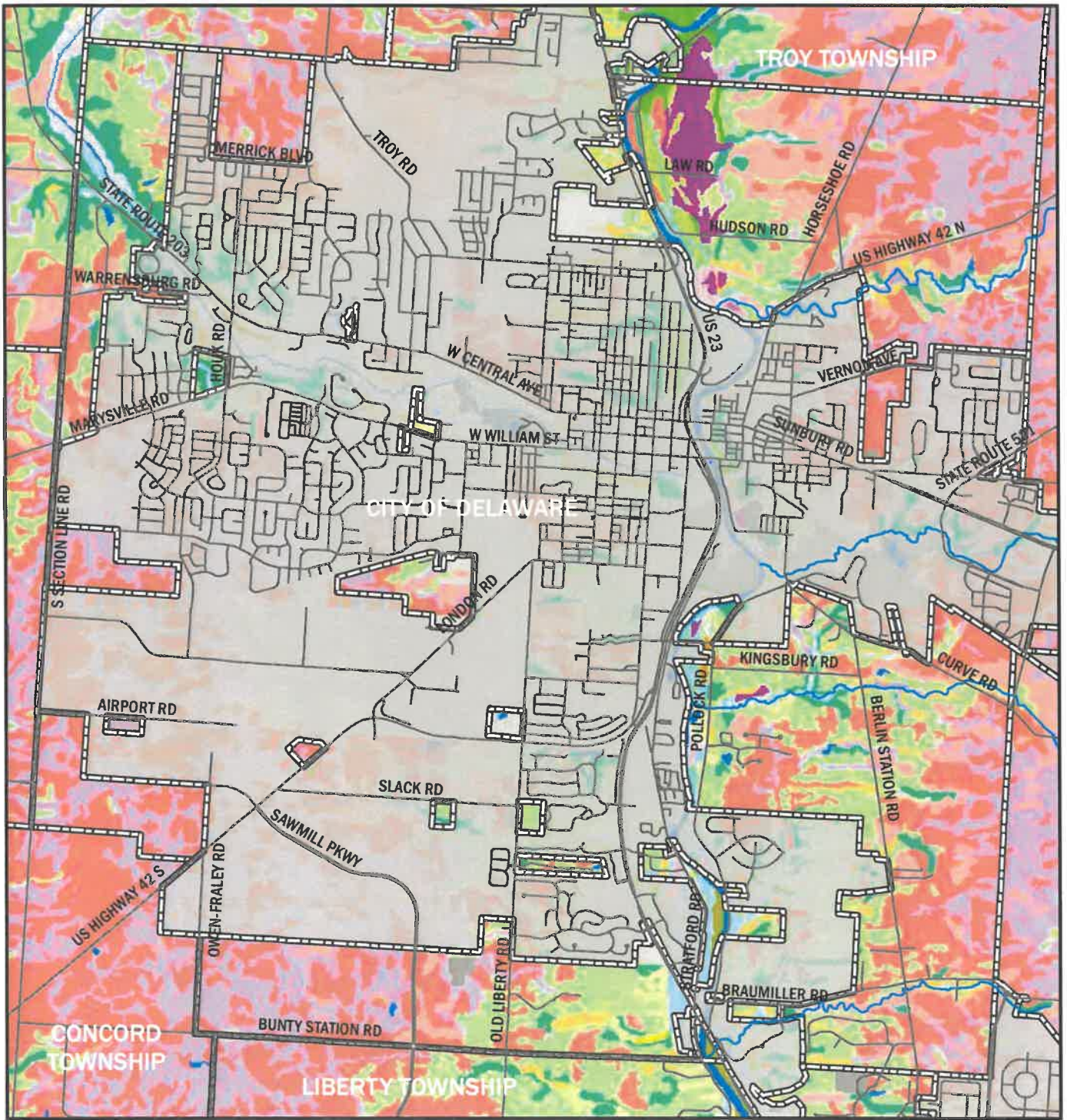


Prime Farmland

Delaware Township



- 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



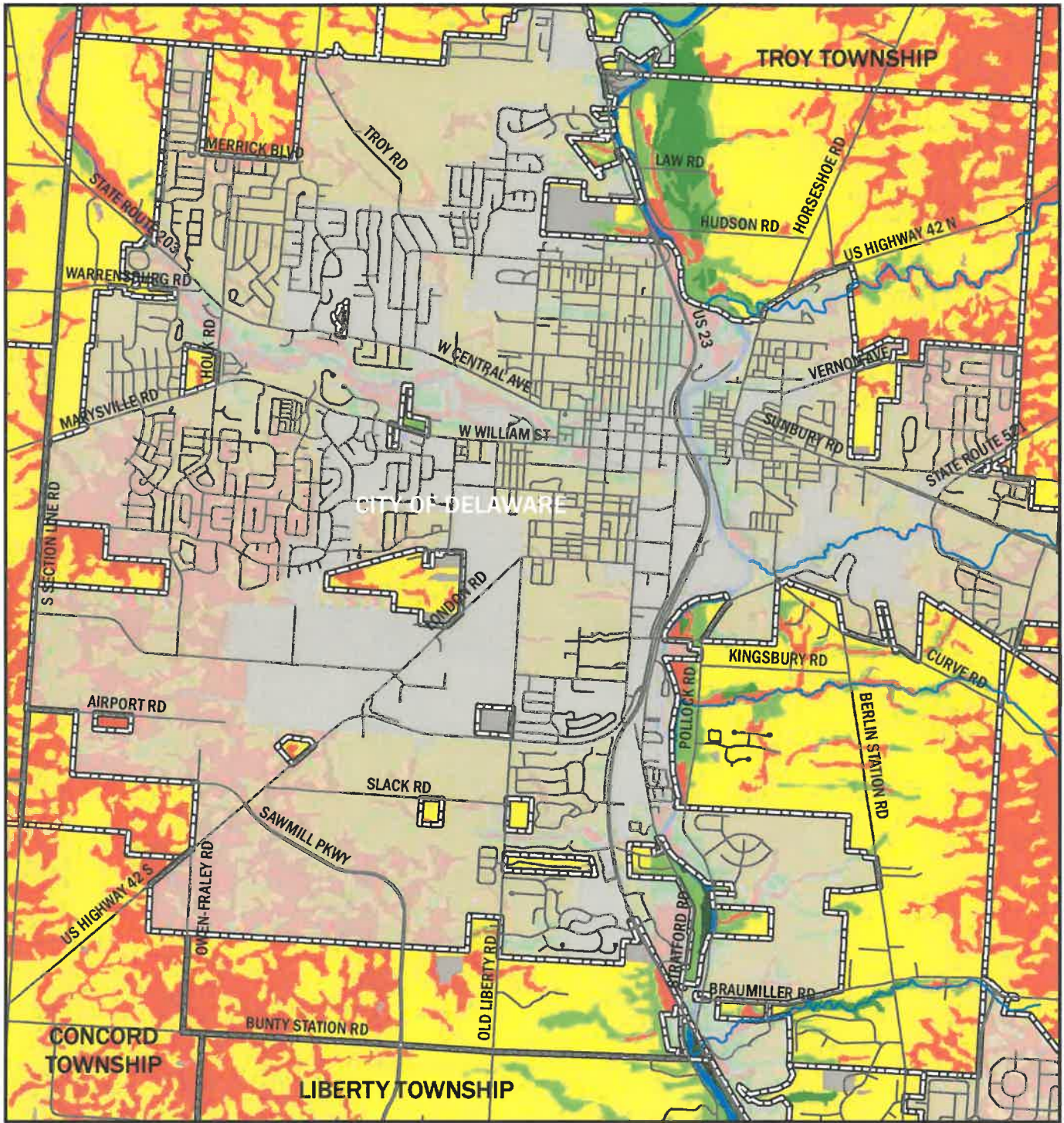
Soil Type

Delaware Township



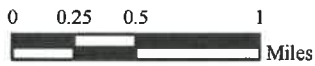
BoA	GwB	LyD2	PaA	ScB	Up
BoB	GwC2	LyE2	PwA	SdC2	W
GaC2	GzC3	LzD3	Pz	SkA	
GbA	HeF	MfA	RoA	SoA	
GbB	LoA	MgA	RsA	Uc	
GcB	LsA	MhA	ScA	UdB	

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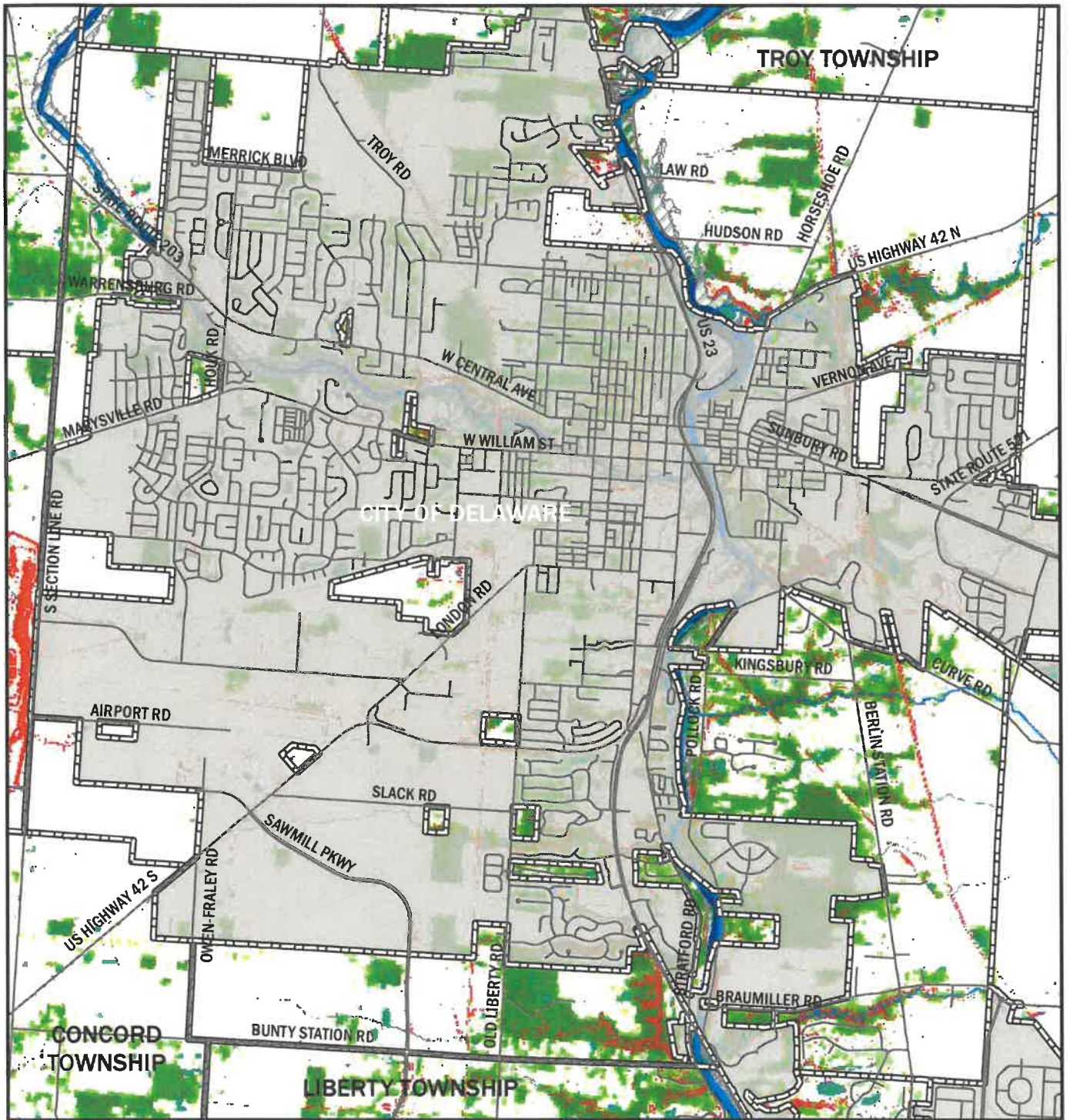


Soil Suitability for On-Site Sewage Treatment

Delaware Township

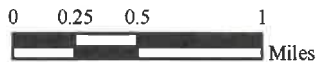












- Sulted for Traditional Leach Lines Systems or Mound Systems
- Sulted for Mound Systems
- Sulted for Mound Systems, May be Subject to Flooding
- Not Sulted for Soil-based Treatment, May be Sulted for Irrigation
- Not Sulted for Soil-based Treatment (Hydric Soils)
- Urbanized Area / Other Soils

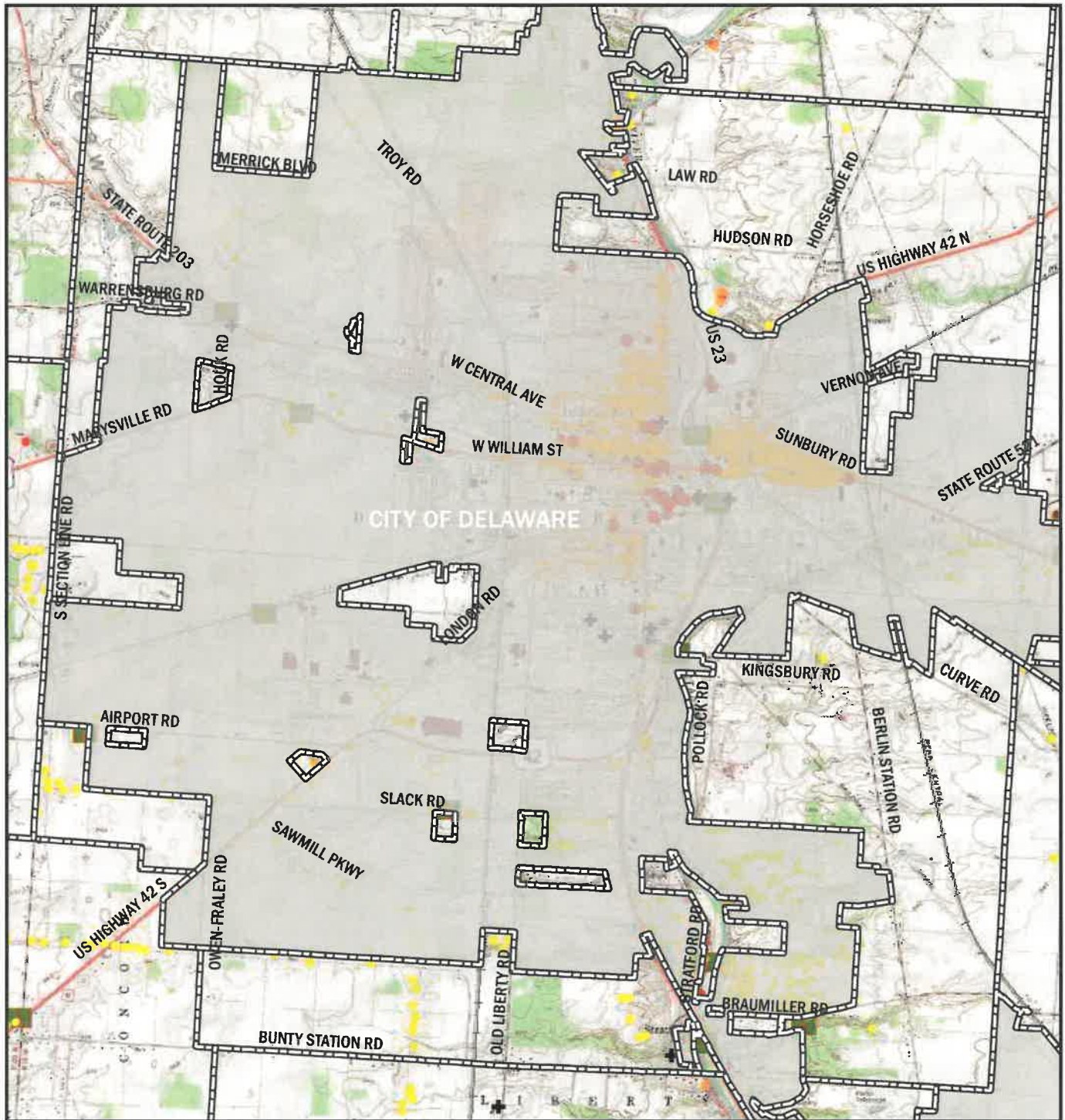


Critical Resources

Delaware Township














- | | |
|--|---|
|  Wetlands |  National Register Sites (OHPO) buffer 50' |
|  Rivers / Lakes / Ponds |  Historic Sites (OHPO) buffer 50' |
|  Floodway |  Archaeological Sites (OHPO) buffer 50' |
|  100-Year Floodplain |  Heritage Sites from ODNR |
|  500-Year Floodplain | Value |
| |  High : 95 |
| | Low : 0 |

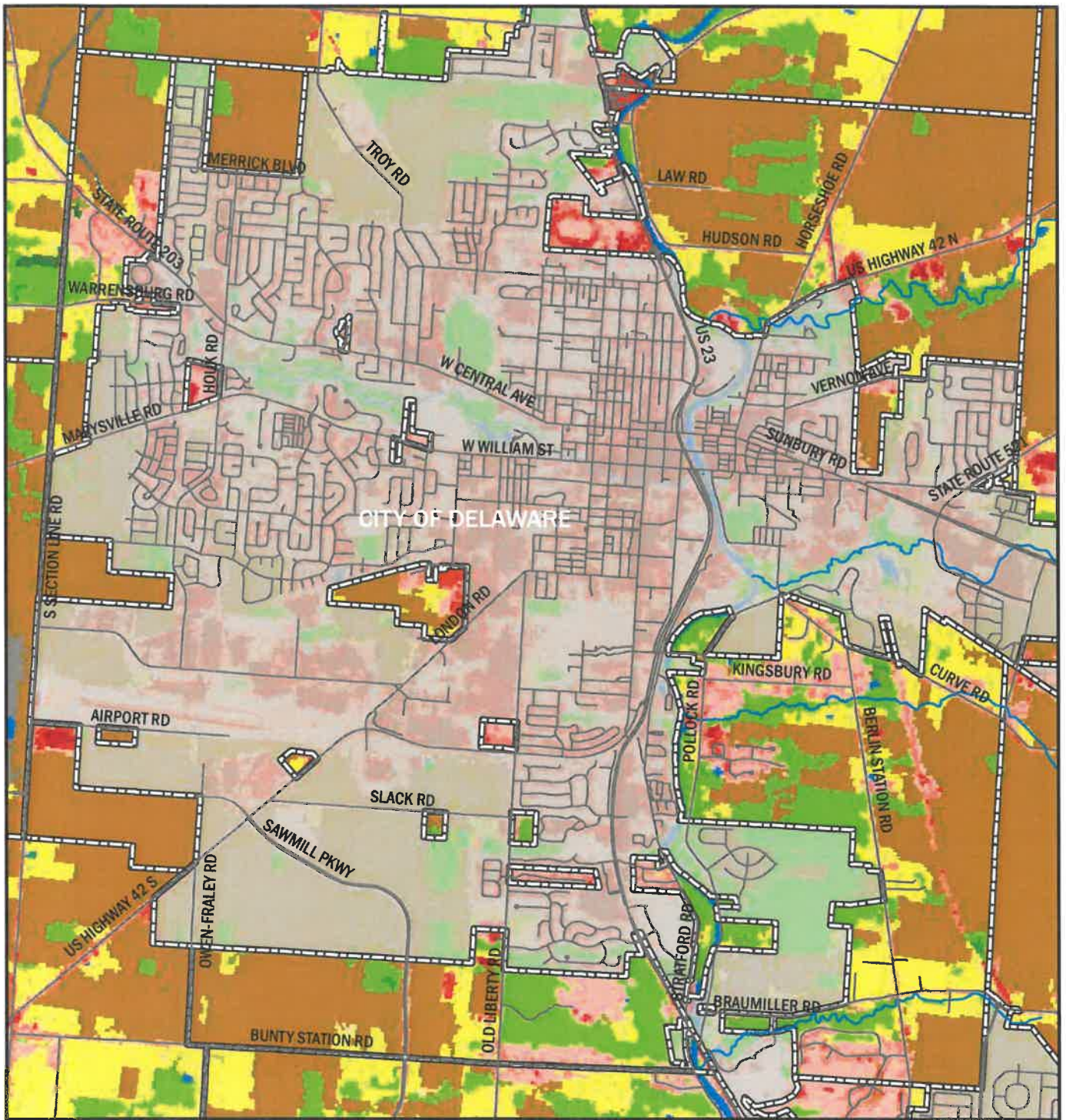


Archaeological/Historic Sites

Delaware Township

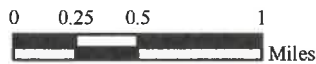
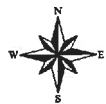

















-  Township Boundaries
-  Incorporated Area
-  Archaeological Sites
-  Historic Structures
-  Historic Tax Credit Projects
-  National Register
-  Historic Bridges
-  Historic Markers
-  Schoolhouse
-  Cemeteries
-  Ghost Town



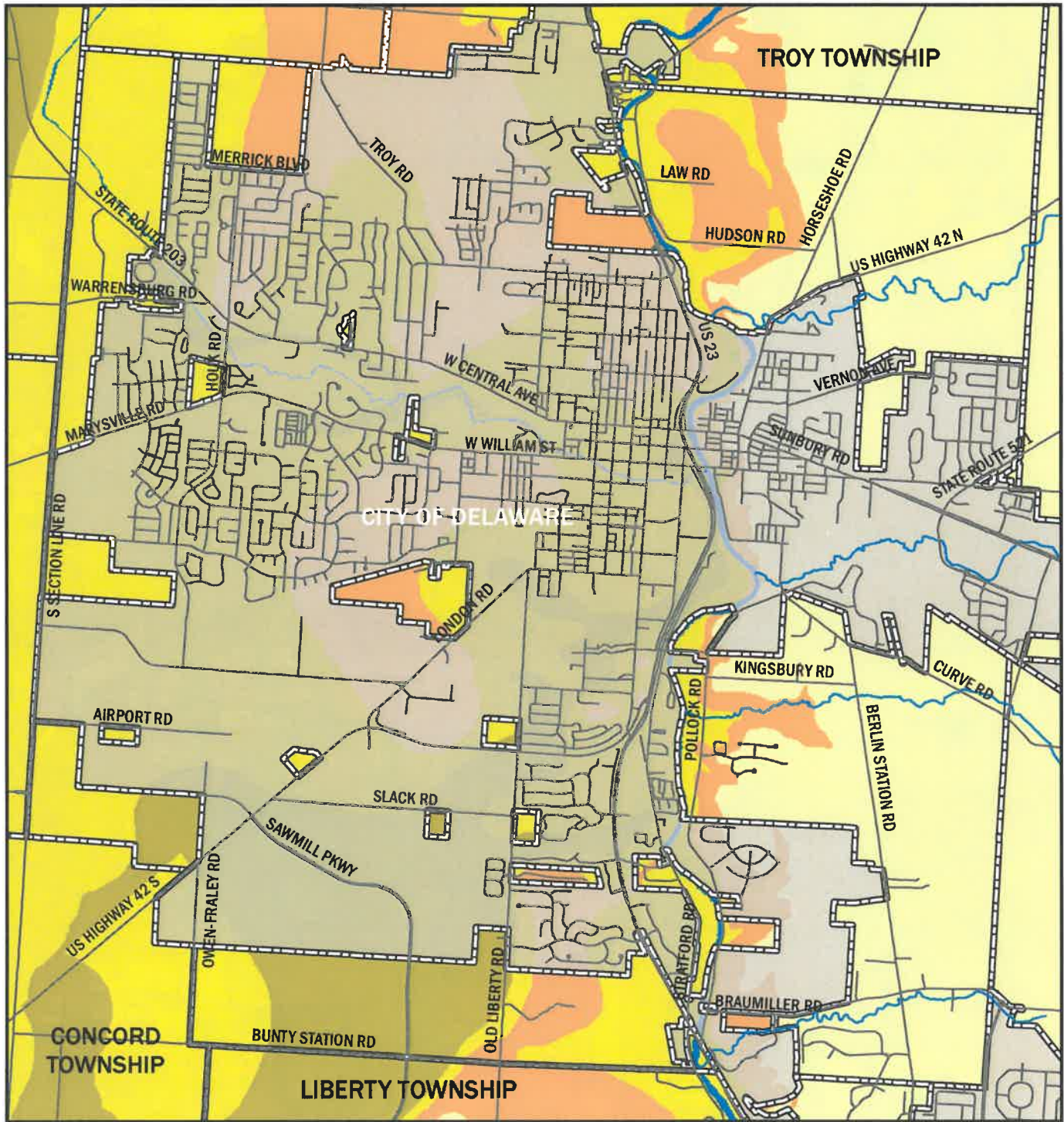
Land Cover

Delaware Township



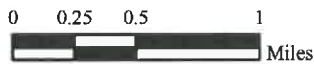
- | | | | |
|---|-------------------------------------|---|------------------------------------|
|  | Woody Wetlands |  | Developed, Open Space |
|  | Shrub/Scrub |  | Developed, Medium Intensity |
|  | Open Water |  | Developed, Low Intensity |
|  | Mixed Forest |  | Developed, High Intensity |
|  | Herbaceous |  | Deciduous Forest |
|  | Hay/Pasture |  | Cultivated Crops |
|  | Evergreen Forest |  | Barren Land |
|  | Emergent Herbaceous Wetlands | | |

Prepared by: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org (3/5/2021)



Bedrock Type

Delaware Township



- | | |
|---|---|
|  Columbus Limestone (Dc) |  Berea Sandstone (Mb) |
|  Delaware Limestone (Dd) |  Sunbury Shale (Ms) |
|  Ohio Shale (Doh) |  Mississippian Undivided (Mu) |
|  Olentangy Shale (Dol) |  Salina Undifferentiated (Ss) |
|  Bedford Shale (MDbd) |  Salina Undifferentiated (Ssu) |