



Building and Population

According to the U.S. Census Bureau, **Delaware County's population** grew from 109,989 in April, 2000 to 174,214 in April, 2010 (a 58% increase). Since 2010, the County has posted an increase of 34%, to an estimate by the Delaware County Regional Planning Commission staff (DCRPC) of 233,578 in 2025.

Radnor Township's population was 1,335 during the 2000 Census; this increased to 1,570 in the 2020 Census, representing a 17.6% increase. The population increased slightly by 2024 with 1,639 residents. Delaware County Regional Planning Commission (DCRPC) updates these figures annually, using a

formula that uses building permits as its chief factor in determining growth. The formula takes into account the average number of residents per unit, a vacancy rate, and a typical period of time between building permit and home completion.

The following graphs represent the population growth from 1970-2030 (projected 2025 and 2030) and approved building permits since 2014 in the Township. Radnor is trending higher with residential development than it's neighboring rural townships to the north; 77% higher than Thompson Township and 153% higher than Marlboro Township. Radnor and Troy Township have seen similar growth over the years, while Scioto Township is 107% higher. (See Fig. 2.3 for comparison)

Figure 2.1. Radnor Township—Population Growth 1970-2030

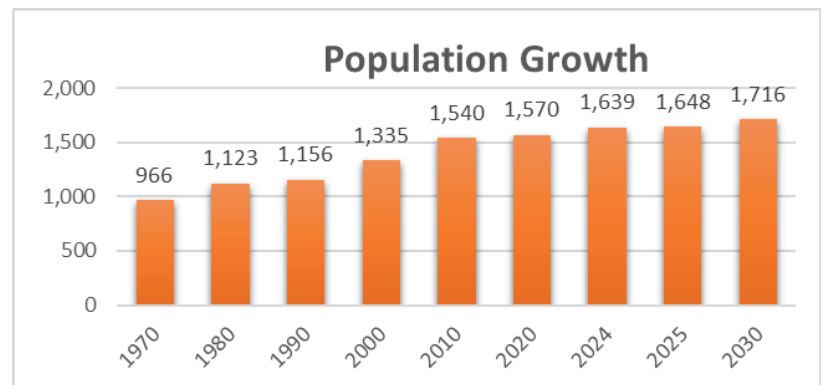


Figure 2.2. Radnor Township—Building Permits 2014-2024



Figure 2.3. Historical Township Building Permits (includes multi-family)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Berkshire	91	55	84	269	75	284	234	137	75	458
Berlin	24	50	73	62	119	125	210	123	262	324
Brown	3	6	3	4	10	6	15	12	6	4
Concord	39	31	70	185	155	212	162	117	86	48
Delaware	7	4	2	20	9	6	18	9	4	3
Genoa	66	109	77	74	51	48	45	40	51	45
Harlem	22	29	44	38	28	38	48	31	21	13
Kingston	7	10	9	33	27	26	18	17	9	10
Liberty	104	117	178	137	115	474	573	357	553	256
Marlboro	0	0	1	4	0	0	2	0	1	0
Orange	213	358	205	119	101	222	282	217	430	94
Oxford	1	1	0	7	4	2	3	2	1	2
Porter	13	11	13	15	17	10	12	16	8	8
Radnor	2	5	10	3	3	4	12	10	7	5
Scioto	9	21	22	11	34	16	50	15	11	13
Thompson	2	1	2	1	0	4	7	5	1	4
Trenton	5	9	5	11	19	14	20	9	7	9
Troy	8	7	2	4	6	2	12	12	8	9
Total Twp.	616	824	800	997	773	1,493	1,723	1,129	1,541	1,305

Figure 2.4. Historical Municipality Building Permits (includes multi-family)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Delaware	186	306	246	587	674	454	506	475	554	828
Galena	7	5	10	4	66	87	120	26	2	0
Sunbury	36	31	95	237	61	34	56	111	434	378
Shawnee Hills	5	11	3	1	3	1	4	1	1	1
Powell	66	388	73	59	40	59	98	89	68	279
Ashley	0	0	1	0	0	0	0	0	0	1
Ostrander	12	7	31	25	13	29	34	29	23	1
Dublin*	0	9	18	9	8	4	7	6	1	1
Westerville*	111	136	65	0	109	16	1	0	0	13
Columbus*	560	379	0	10	557	1	2	0	372	0
Total Muni.	983	1,272	542	1,929	1,531	685	828	737	1,455	1,502

*Portions within Delaware County

Figure 2.5. Building Permit Trends for Larger Jurisdictions

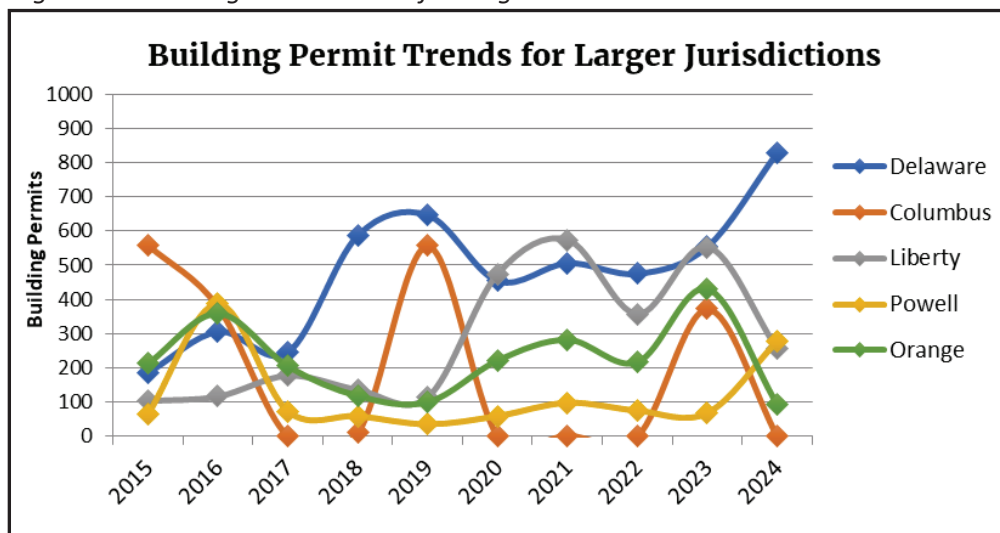
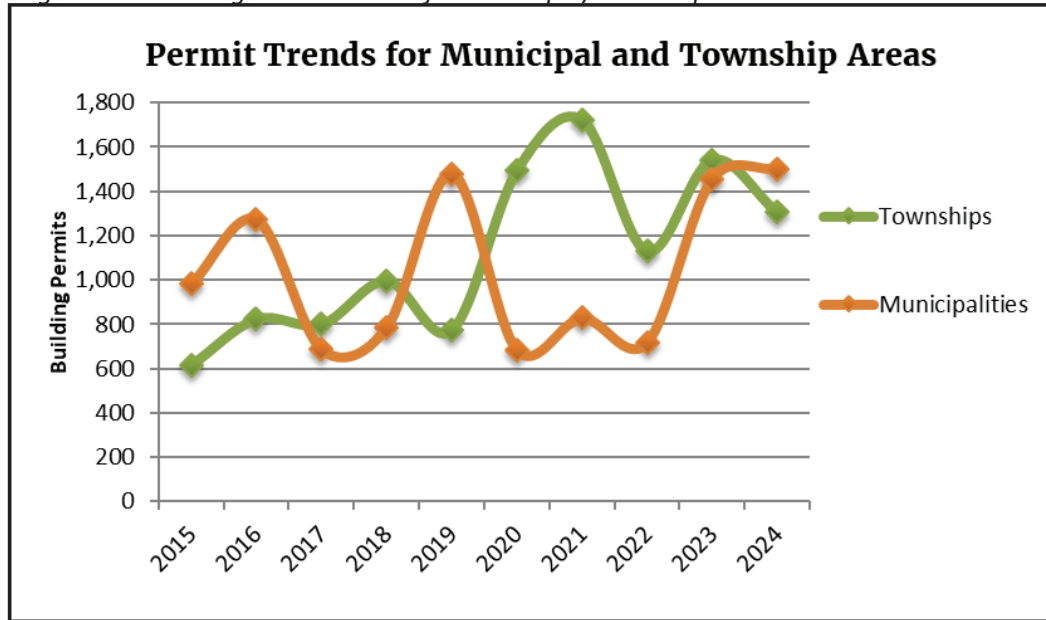


Figure 2.6. Building Permit Trends for Municipal/Township Areas



The next table shows population projections calculated by the DCRPC for all communities in Delaware County. These projections are considered more current than the U.S. Census because DCRPC has more current building permit data. The projections are speculative and may change drastically based upon major developments. The maximum build-out population is a depiction of what the build-out population would be for each community as they are currently planned and zoned.

Figure 2.7. Township Population Projections

	2010 US CENSUS	2020 US CENSUS	2030	2035	2040
Berkshire	2,428	4,476	9,603	1,1410	12,842
Berlin	6,496	7,774	16,849	20,640	23,536
Brown	1,416	1,402	1,575	1,601	1,621
Concord	9,294	10,951	13,485	14,306	14,956
Delaware	1,964	2,138	2,346	2,401	2,444
Genoa	23,090	24,806	26,192	26,615	26,951
Harlem	3,953	4,554	5,200	5,425	5,603
Kingston	2,156	2,359	3,394	3,567	3,704
Liberty	14,581	18,271	27,388	29,937	31,956
Marlboro	281	295	310	314	316
Orange	23,762	30,516	36,797	38,713	40,232
Oxford	987	950	980	985	989
Porter	1,923	2,194	2,443	2,503	2,550
Radnor	1,540	1,570	1,684	1,749	1,800
Scioto	2,350	2,648	3,075	3,240	3,370
Thompson	684	659	738	760	777
Trenton	2,190	2,276	2,588	2,706	2,799
Troy	2,115	2,105	2,294	2,403	2,489
Total Twp.	101,210	119,944	156,941	169,272	178,936

Prepared by DCRPC (Housing Unit Method)

Figure 2.8. Municipal Population Projections

	2010 US CENSUS	2020 US CENSUS	2030	2035	2040
Delaware	34,753	41,302	54,095	58,575	61,708
Galena	653	924	1,966	2,288	2,513
Sunbury	4,389	6,614	12,697	14,943	16,514
Shawnee Hills	681	835	879	891	900
Powell	11,500	14,163	16,985	17,928	17,928
Ashley	1,330	1,198	1,197	1,200	1,202
Ostrander	643	1,094	1,609	1,770	1,883
Dublin	4,018	4,250	4,347	4,375	4,395
Westerville	7,792	9,230	9,427	9,456	9,476
Columbus	7,245	14,570	15,793	16,276	16,615
Total Municipalities	73,004	94,180	118,995	127,703	133,134

Prepared by DCRPC (Housing Unit Method)

Demographic Profiles

The U.S. Census shows certain other profiles of Radnor Township's population. The picture is of a generally affluent, mostly white population, 77 percent of whom are 18 years of age or older. Less than two percent of the population is unemployed and the poverty level is in-line with the County at just below six percent by "individuals."

Figure 2.9. U.S. Census Demographic Profile, Radnor Township

U.S. Census Population Category	2010 Twp. Population	2020 Twp. Population
Total Twp. Pop.	1,540	1,570
White	1,496	1,438
Latino	15	23
African American	5	9
Native American	-	-
Asian	4	20
Other	0	9
Two or More	20	71
2023 (5 yr. estimates)	2023 Total Twp. Pop. 1,422	
Over 18 population	1,098 (77.2%)	
Male population	694 (48.8%)	
Female population	728 (51.2%)	
Median age	51.4	
Total households	602	
Households with children	156	

Source: U.S. Census Bureau

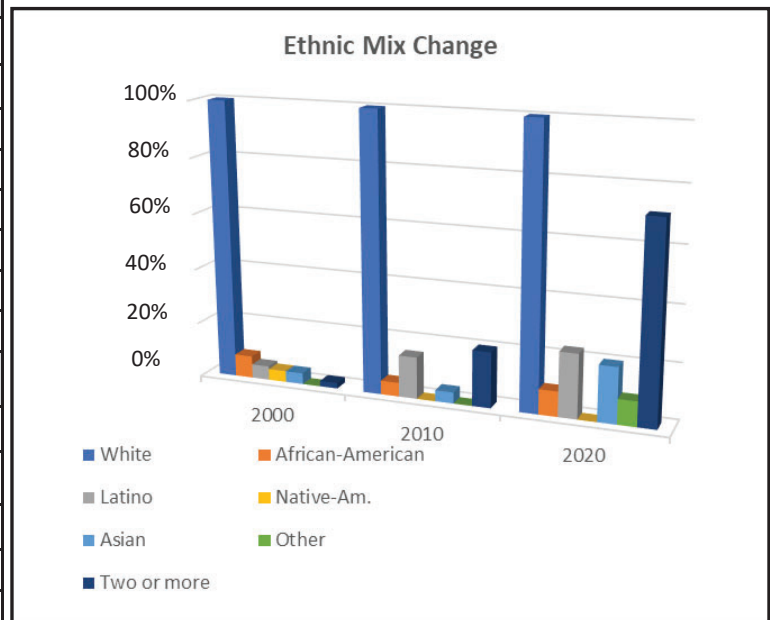


Figure 2.10. U.S. Census Demographic Profile

U.S. Census 2020 Category (2023 5-yr. estimate)	Radnor Township	All Delaware County
Education: Percent H.S. grad or higher (25+)	100%	97.1%
Education: Percent Bachelor's degree or higher	46.4%	59.1%
Civilian labor force employed	645	122,733
% Civilian labor force employed	58.7%	67.6%
Civilian labor force unemployed	18	3,197
% Civilian labor force unemployed	1.6%	1.8%
Median Household income	\$93,478	\$126,513
Median family income	\$123,906	\$153,225
Per capita income	\$46,303	\$59,263
% Families below poverty level	3.9%	4.2%
% Individuals below poverty level	5.7%	5.5%

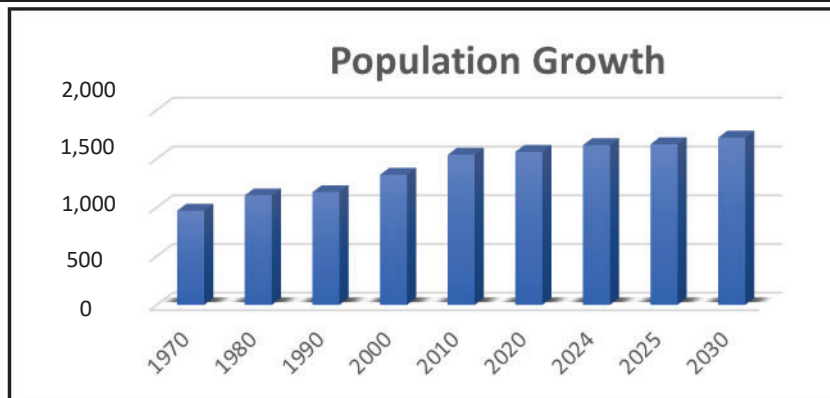
Source: U.S. Census Bureau 2020 ACS 5-Year Estimates

Radnor Township Growth Summary

Radnor Township is bisected by SR 203 that travels north and south, with direct access to downtown Delaware via SR 37. However, lack of sewer service has limited larger scale residential growth in the township. Historically, Radnor Township has not developed with platted, large-residential subdivisions. There have been a handful of two-four lot Common Access Drive (CAD) subdivisions that have been platted and developed in the last 40 years, but most platted “subdivisions” were creating lots along existing roadways. Other than the historic Town of Delhi and Radnor Town Plat (downtown Radnor) that were platted in the early-to-mid 1800’s, only 19 subdivisions plats have been recorded in Radnor Township. See figure 2.12 on the following page for a full list of platted subdivisions in Radnor Township.

Figure 2.11. Past Census Figures, Estimates, and Future Projection

1970	1980	1990	2000	2010	2020	2024	2025	2030
966	1,123	1,156	1,335	1,540	1,570	1,639	1,648	1,716





CHAPTER 3 Development and Change

Radnor Township Development Activity

Platting activity for new subdivisions is an indicator of growth, as it precedes building. Other than the historic (1800's) Town of Delhi and East Radnor Town plats, the township has only seen 19 platted subdivisions, which totals 72 platted residential lots. Also, these subdivisions have an average of four platted lots. Much of the township continues to develop with large, single family residential lots with an agricultural component and homes utilize on-site wastewater treatment systems.

Figure 3.3 on the following page illustrates platted subdivision activity in Radnor Township. The DCRPC approves platting for the unincorporated areas of Delaware County. With no public sanitary sewer in the northwest quadrant of the County, development has been limited to date.

A more simplified No Plat subdivision or "lot split," is an option for creating developable lots. 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. An application for a lot split is approved by the DCRPC and required for lots 5-acres or smaller. Figure 3.1 indicates a modest amount of recent No Plat Lot Split and Transfer activity in the Township; there was limited activity from 2000 to 2015, with a total of 41 lot splits and 27 Transfers.

Platting and No Plat activity does not account for divisions that result in lots that are greater than 5 acres.

Figure 3.1. No Plat Lot Splits and Transfers 2015-2025

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Split	2	1	1	0	1	0	1	0	3	2	0
Transfer	3	0	2	0	2	3	2	1	1	0	2

Figure 3.2. Zoning Reviews Since 1991

Zoning Reviews	Acres	From	To	Date Approved
KEYNES BROS, INC.	3.17	C-2	I	10/21/1991
RADNOR BAPTIST & AUERLE	1	R-2	PI	5/4/1992
STEVE SHEELY & SHAWN LEHNER	5.837	FR-1	PREC	3/5/2001
LENARD MATHEWS	2.344	FR-1	I	6/11/2001
RANDY WILGUS	2	FR-1	PC	3/25/2002
DDP PRINTING AND MAIL-ING	4.95	FR-1	PI	3/3/2003
DELAWARE CHURCH OF CHRIST	7.134	FR-1	PIN	9/29/2003
GRACE BAPTIST CHURCH	5.01	FR-1	PINS	3/29/2004
GRACE BAPTIST CHURCH	48	FR-1	PINS	2/7/2005
DAVID BAUERLE	1.319	PI	PI	11/7/2005

Figure 3.3. Recorded Subdivisions, by date recorded, in Radnor Township (since 1834)

RECORDED	SUBDIVISION	ACRES	LOTS
6/5/1834	TOWN OF DELHI *	7.01	35
6/14/1853	ABRAHAM LLOYD ADD TO TOWN OF DELHI *	5.33	15
2/15/1854	ADD TO DELHI	1.58	4
9/29/1854	ADD TO DELHI	2.32	6
2/4/1858	ADD TO THE TOWN OF DELHI	1.26	3
3/30/1876	EAST RADNOR TOWN PLAT *	2.81	6
4/15/1971	BRYNTERIAN SUB	3.13	3
6/21/1971	BRYNTERIAN SUB NO 2	2.57	2
3/20/1972	PINEHURST SUB	8.08	4
4/17/1972	WARREN WOODS NO 1	5.87	4
5/21/1975	FRED E JONES	8.51	4
3/21/1977	CENTRAL PARK SUB *	4.97	4
5/3/1978	RADNOR KNOLLS SUB	5.74	3
11/5/1979	J & L SUB	3.16	3
8/7/1980	WHISPERING WOODS SUB NO 2	4.02	4
10/29/1980	WHISPERING WOODS SUB NO 3	12.12	4
2/4/1988	SCIOTO FARMS SUB	5.89	4
4/27/1989	RIVER GLEN SUB	32.80	11
9/18/1989	COUNTRY MEADOWS SUB	7.51	2
9/30/1994	D.E.R. & C. LEHNER	4.89	4
12/13/1996	PENRY ESTATES	4.69	4
1/9/2001	SHOAF SUB *	23.24	3
7/9/2002	WILGUS SUB *	2.00	2
3/28/2005	BYERS MEADOWS SUB *	32.93	3
7/5/2022	RC LEHNER CAD *	23.73	4

* Subdivisions "not fully developed" may include lots that have been combined or reconfigured



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Another indicator of development and change in the Township is rezoning activity. Figure 3.2 indicates the acreage reviewed during rezoning requests since 1991. In terms of land, more than 80-acres of Radnor Township experienced a change in zoning in that timeframe, with 13-acres of that land area utilized for industrial uses, 66-acres for religious uses and 2-acres for a commercial use.

Development Pattern Map

DCRPC created a Development Pattern map that tracks the size and location of zonings and subdivisions. Additional information, called “attributes,” are stored within the DCRPC GIS system. Information includes building permit issuance, developer/landowner, subdivision names, number of homes and density.

Active Cases

There are no active rezoning or development cases in Radnor Township, or in close proximity in the neighboring and adjacent townships. However, land continues to be annexed from neighboring Delaware Township and rezoned to allow for residential developments. Some of those projects include the Limestone Ridge and Springer Woods subdivisions. These subdivisions are just southeast of the Radnor Township boundary, platted in 2023 and now served by Delaware City water and sanitary sewer. Another growing subdivision is the Lantern Chase residential development, which continues to grow and expand just outside of the southeastern portion of the township, but still separated by Delaware Township by approximately 2,500 feet.

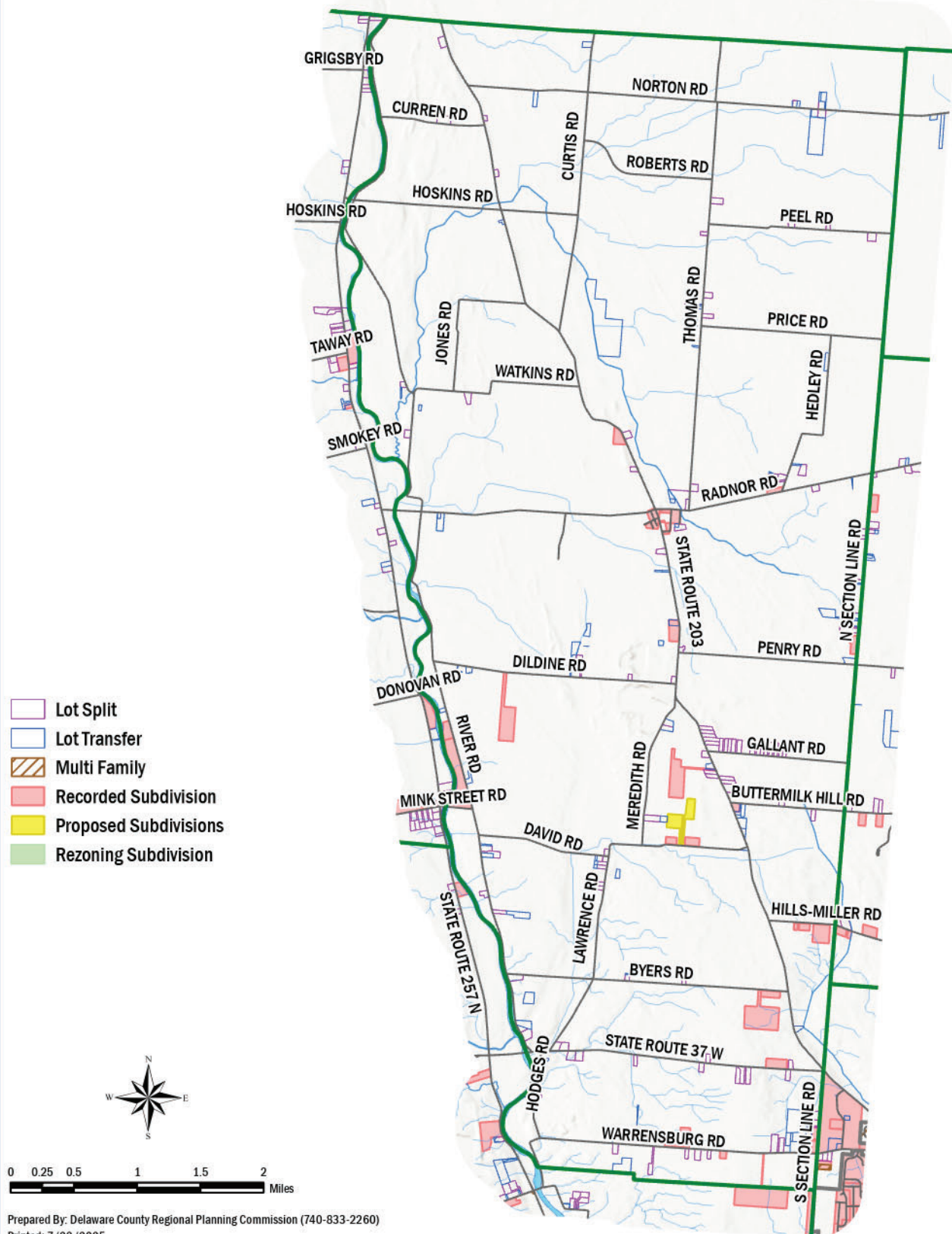
Additionally, 54.394-acres of land (3-total lots) that abuts both the Limestone Ridge subdivision and the southeast boundary of Radnor Township was annexed from Delaware Township to the City of Delaware in 2024 and 2025 and successfully rezoned to Mixed Use Planned Unit Development (MX-PUD). This development will include 96 single-family units, 216 multi-family units, 110 other residential-type units and 43,800 square feet of commercial space.



Figure 3.3 Simpkins Crossing

Development Pattern

Radnor Township, Delaware County, Ohio



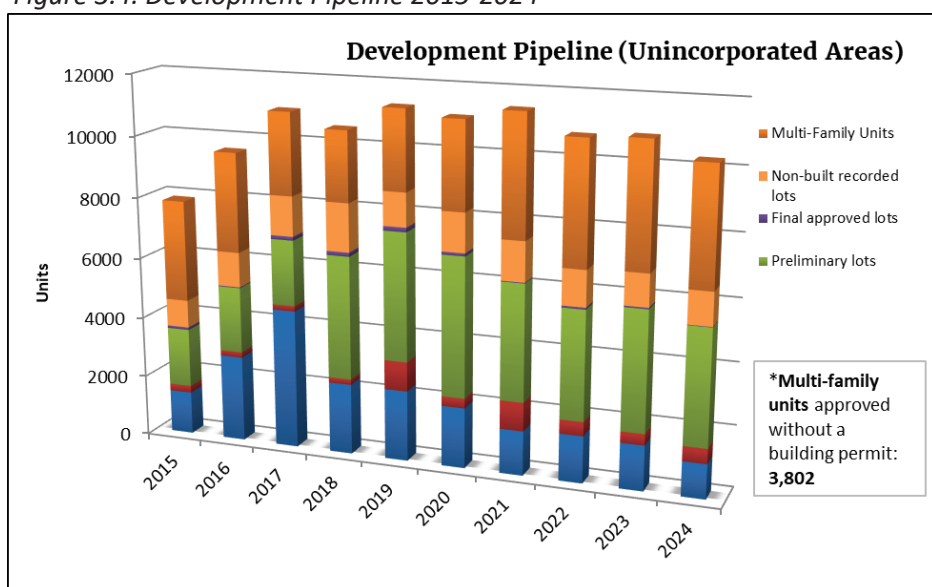
Regional Development Activity

Typically, in new-growth areas, the subdivision platting process has served as an indicator of future growth. This section briefly describes the development of the overall County.

Overall, Delaware 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.

Zoning and subdivision activity has led to a large supply of subdivision lots available for development. This trend is best represented in the following table, based only on the development activity of the unincorporated areas. It represents the number of lots in the various stages of the development process at the end of each year. The overall number of lots in the pipeline generally decreased until 2012, when several new subdivision started through the process. DCRPC estimates that there is still a 14-year supply of lots in the development process.

Figure 3.4. Development Pipeline 2015-2024



There have been no rezoning or development proposal in Radnor Township that would allow for new, developable lots in the timeframe listed in Figure 3.5. Typical lot splits are not included in those figures.

Figure 3.5. Unincorporated Townships-Development Pipeline

Development Process	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Zoning approved	1401	2816	4558	2317	2312	1978	1453	1531	1474	1128
Sketch Plan reviewed	228	176	171	176	958	315	929	458	364	485
Preliminary approved	1934	2161	2153	4030	4190	4568	3800	3559	3907	3765
Final Plat approved	83	29	124	131	146	95	25	61	46	17
Non-built, recorded lots	907	1138	1299	1576	1101	1273	1289	1165	1043	1067
Total in Pipeline	3299	3244	2671	2284	2595	2852	3930	3982	4013	3802