



## CHAPTER 4 Existing Land Use

Radnor Township's existing land use is displayed and analyzed by type according to the County Auditor's Geographic Information System (GIS) and tax code. There has been minimal change in land use over the last 15 years, with the most significant change involving an increase in Residential land from 2,090-acres (11%) to 2,337-acres (12%), and a decrease in

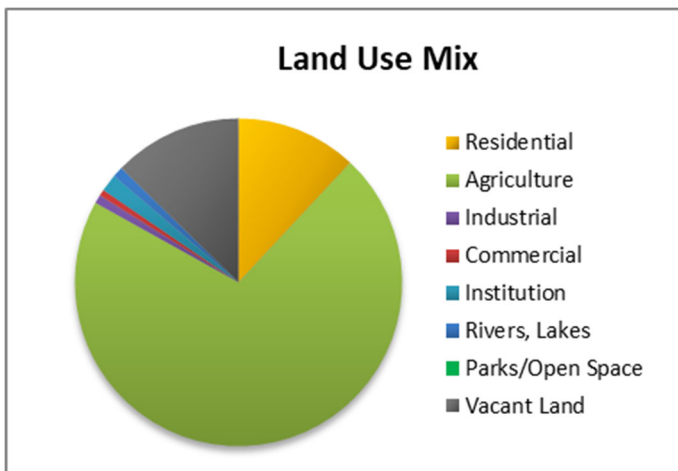
Agricultural land from 14,640-acres (75%) to 13,866-acres (71%). These changes could relate to the 12 platted lots and 52 lot splits within that timeframe as these lots are likely zoned Farm Residence District (FR-1) with a minimum lot size of 1.951-acres. Many of the lots created through the lot split process were larger than 5-acres, much larger than the minimum required lot size in the FR-1 district. Additionally, the platted lots alone ranged from 5 to 30-acres in size.

Figure 4.1. Radnor Township Land Use 2023

LAND USE	ACREAGE	PERCENTAGE
<b>Residential</b>	<b>2,337</b>	<b>12%</b>
Residential Vacant Land	1,322.75	-
Commercial	122	1%
Commercial Vacant Land	10.24	-
Industrial	164	1%
Industrial Vacant Land	0	-
Institution	336	2%
<b>Agricultural</b>	<b>13,866</b>	<b>71%</b>
Agricultural Vacant Land	521.77	-
Parks/Open Space	0	0%
ROW	456.6	-
River/Lakes/Ponds	203	1%
Vacant Land	2,478	13%
<b>Total</b>	<b>19,962.45</b>	<b>100%</b>

### Agricultural Land Lost to Development

The Ohio State's College of Food, Agricultural, and Environmental Sciences (CFAES) completed a study in 2024 that addresses the decline of agricultural land in Ohio. Franklin and Delaware Counties within the Columbus Metropolitan Statistical Areas (MSA) lost the most agricultural land to development during the 21st Century (2001-present): 13,170 and 9,547 acres, respectively. The study also found that the rate of agricultural land loss is consistent with trends observed in other Midwest states, where, on average, 55% of lost agricultural land has been converted to development.



# Observations on Land Use and Development Patterns

## Jurisdictional Boundaries & Services

- A. The township has not lost any acreage from annexation to date. However, there is potential for annexation in the southeast quadrant of the township as the City of Delaware expands.
- B. The township is outside the current Delaware County sanitary sewer service areas and is minimally included in the City of Delaware's service area based on the current 208 Plan.
- C. Del-Co Water Company has steadily expanded their centralized water service throughout much of the southern and central parts of the township, and is still expanding north toward Hoskins Road.
- D. The Buckeye Valley school district, which serves the entire township has experienced modest growth over the past 10 years and is projected to see growth rates over 20 percent for the district over the next 10 years.

## Residential Development

- A. 225 new homes have been constructed in Radnor Township over the last 30 years .
- B. The township is made up of 19,962.45-acres, divided by SR-203, with 12% of the land zoned for residential purposes.
- C. Unlike most other nearby townships and municipalities that have developed their river-front property, much of Radnor Township retained most of its Scioto River-fronting properties as undeveloped or agriculture, preserving (at least for now) a beautiful view for travelers along River Road.

## Agriculture & Recreation

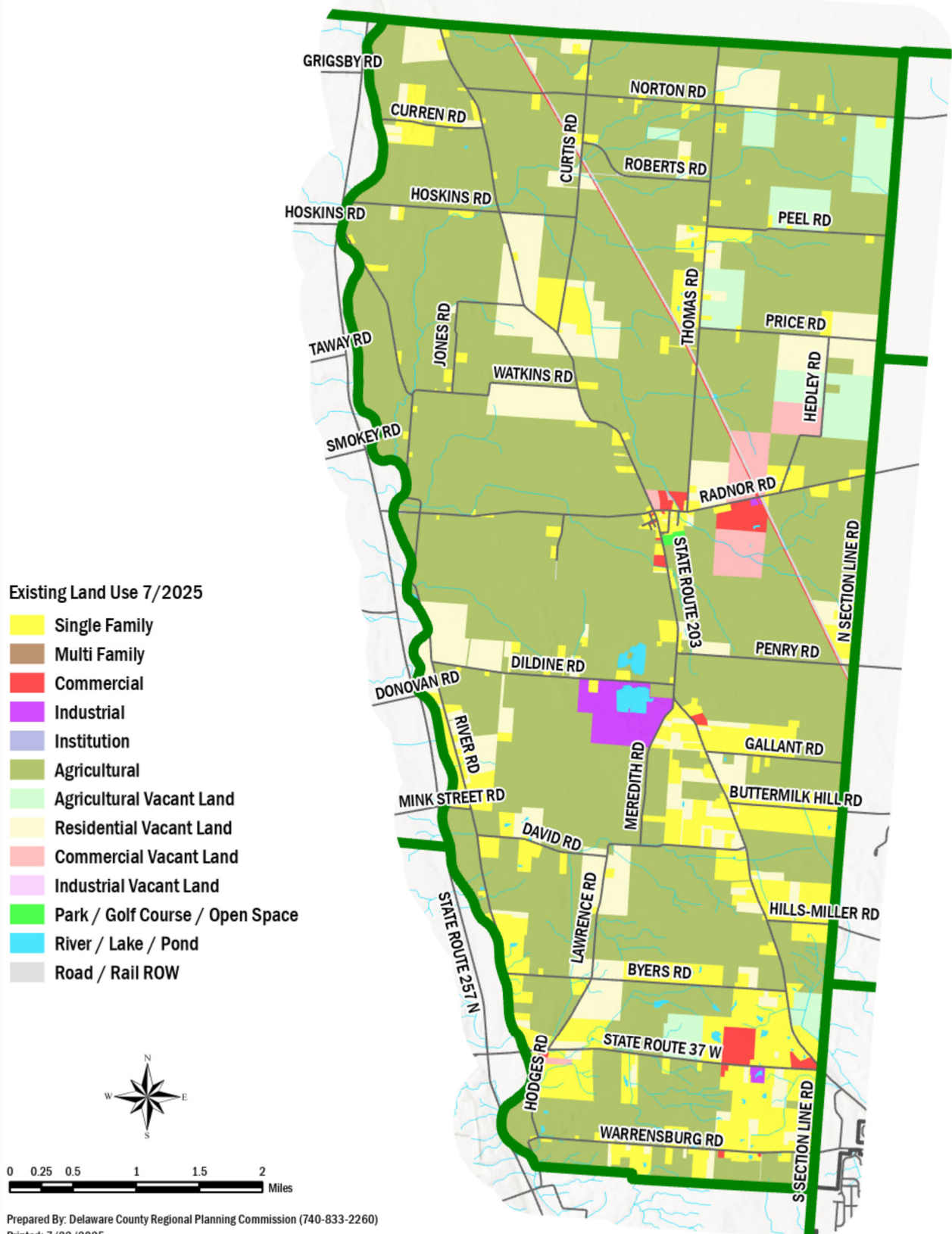
- A. Agriculture land is still the primary land use at 71% of all acreage.
- B. Radnor Community Park has undergone significant improvements in 2025/2026. Cycling on county roads, river activities and walking in downtown Radnor are popular activities amongst residents.
- C. Much of the township in all directions still includes large tracts (~100 acre tracts) of undeveloped land.
- D. Other than limited sidewalks along SR-203 and unpaved trails in Radnor Community Park , there are limited pedestrian connections in the township.

## The many influences on land development include:

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

# Existing Land Use

Radnor Township, Delaware County, Ohio







# CHAPTER 5 Natural Resources and Conservation

## Introduction

Radnor Township's principal natural resource is the Scioto River. Other resources include streams, wetlands, fertile soils, forests, and abundant wildlife. These resources should be conserved and protected to the extent possible. **Programs and agencies that can assist with conservation efforts are noted throughout this chapter.**

## Topography

Radnor Township has relatively mild differences in elevations and slopes. The Elevation Map indicates a 144 foot difference in elevation from the highest point of 1,004 feet above mean sea level in the eastern portion of the Township to a low of 860 at the low water elevation of the Scioto River in the western portion of the Township.

## Slopes Greater than 20%

There are limited steep slopes greater than 20% as shown on the **Digital Elevation Map**. These slopes generally surround Price Farms Organics, National Lime and Stone Quarry and the CSX rail line. Generally, roads do not exceed 10% slope. Houses with walkout basements can typically be built on slopes up to 20%.

## Floodplains, bodies of water

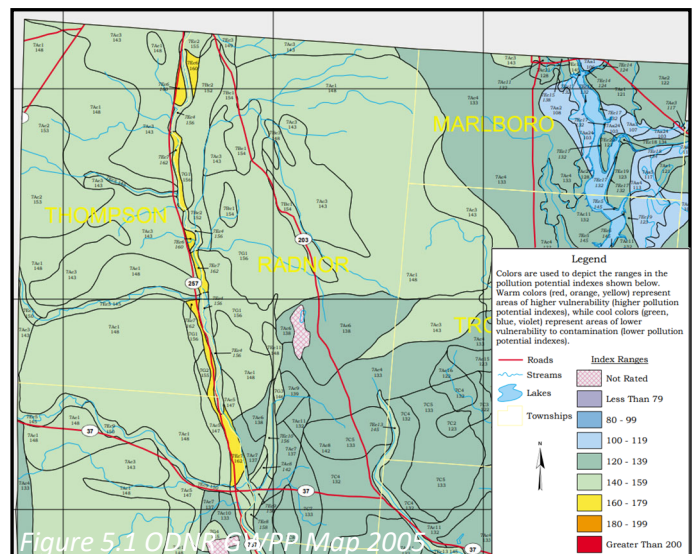
The Scioto River is the most significant natural resource, which has associated regulatory floodplain along the entire (to an extent) western township boundary. There are limited floodplain areas within the township outside of the River and two larger inlets. While not located within Radnor Township's boundary, the Columbus Upground Reservoir (west) and Delaware Lake (east) are only 6 miles away.

The National Flood Insurance Program, (which includes Radnor Township) discourages development in the 100 year floodplain and mandates strict regulations on proposed 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, 1610 State Route 521, Delaware Ohio (740-833-2200). (See Map 6.3)

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.
- Delaware County participates in the NFIP, which includes all unincorporated lands.
- **Water Quality Maintenance:** filter nutrients and impurities from runoff; process organic wastes; moderate temperature fluctuations.
- ODNr's Ground Water Pollution Potential Report indicates Radnor Township has a moderate-to-low vulnerability to water contamination.



- **Groundwater Recharge:** reduce frequency and duration of low surface flows.



- **Biological Resources:** rich, alluvial soils promote vegetative growth; maintain bio diversity, integrity of ecosystems.
  - Scioto River and many other small streams are prime biological resources for the township.
- **Fish and Wildlife habitats:** provide breeding and feeding grounds; create and enhance waterfowl habitat; protect habitats for rare and endangered species.
  - Common fish and wildlife found in the township: Cottontail rabbit, ring-necked pheasant, mourning dove, squirrels, woodchuck, raccoon, muskrat, mink, and opossum are the principal upland game and fur species. Seasonal migration brings many other species to the area. Populations of black bass, bluegill, crappie, white bass, saugeye, and catfish occur in local reservoirs.
- **Societal Resources:** harvest of wild and cultivated products; enhance agricultural lands; provide sites for aqua culture; restore and enhance forest lands.
  - Based on the Delaware County Auditor's information there are 13,866-acres of agricultural land in Radnor Township.
- **Recreation:** provide areas for passive and active uses; provide open space and aesthetic pleasure.
  - Nearby Delaware State Park provides a plethora of recreational activities; boating, fishing, hiking, playgrounds, camping, disc golf and archery/shooting range.
- **Scientific Study/Outdoor Education:** contain cultural resources (historic and archeological sites); environmental studies.

The Delaware County FEMA floodplain maps were completed in 1999, with portions of Radnor Township revised in 2009. The 2023 FEMA preliminary floodplain maps show that the one hundred year floodplain has not changed significantly in areas surrounding the Scioto River.

Given the benefits of floodplains, it is unwise to permit residential development in the 100-year floodplains of Delaware County. Each land use decision to permit development in the 100-year floodplain not only puts people in harm's way, but also potentially burdens taxpayers with the cost of bailing out careless development. The Delaware County Zoning Resolution (currently in effect) includes floodplain regulations that require any development within floodplain areas comply with the Delaware County Flood Damage Prevention Regulations (effective 2023) and be

approved by the Delaware County Floodplain Administrator.

## Groundwater resources

There are generally four aquifer systems in Delaware County. The eastern portion of the County has sandstone aquifers with a yield of 15 to 25 gallons per minute (GPM) at depths of 95 feet. The southern portion of the County has thin lenses of sand and gravel within thick layers of clay fill with a lower yield. The center of the County is a shale aquifer where dry wells are common with a yield of 0 to 3 (GPM) at 75 feet. The western part of the County has a carbonate aquifer type with yields up to 1,000 (GPM) at depths of less than 85 feet. (Source: Ohio State University Extension). 60 Groundwater is a valuable natural resource.

It is an essential part of the hydrological cycle and provides drinking water to areas in the township that are not served by public water. Groundwater should be conserved and its quality as a drinking water supply should be protected, especially for those areas of the township that are not served by public water. State agencies such as ODNR Division of Water monitor the quality of the groundwater and its consumption.

## Wetlands

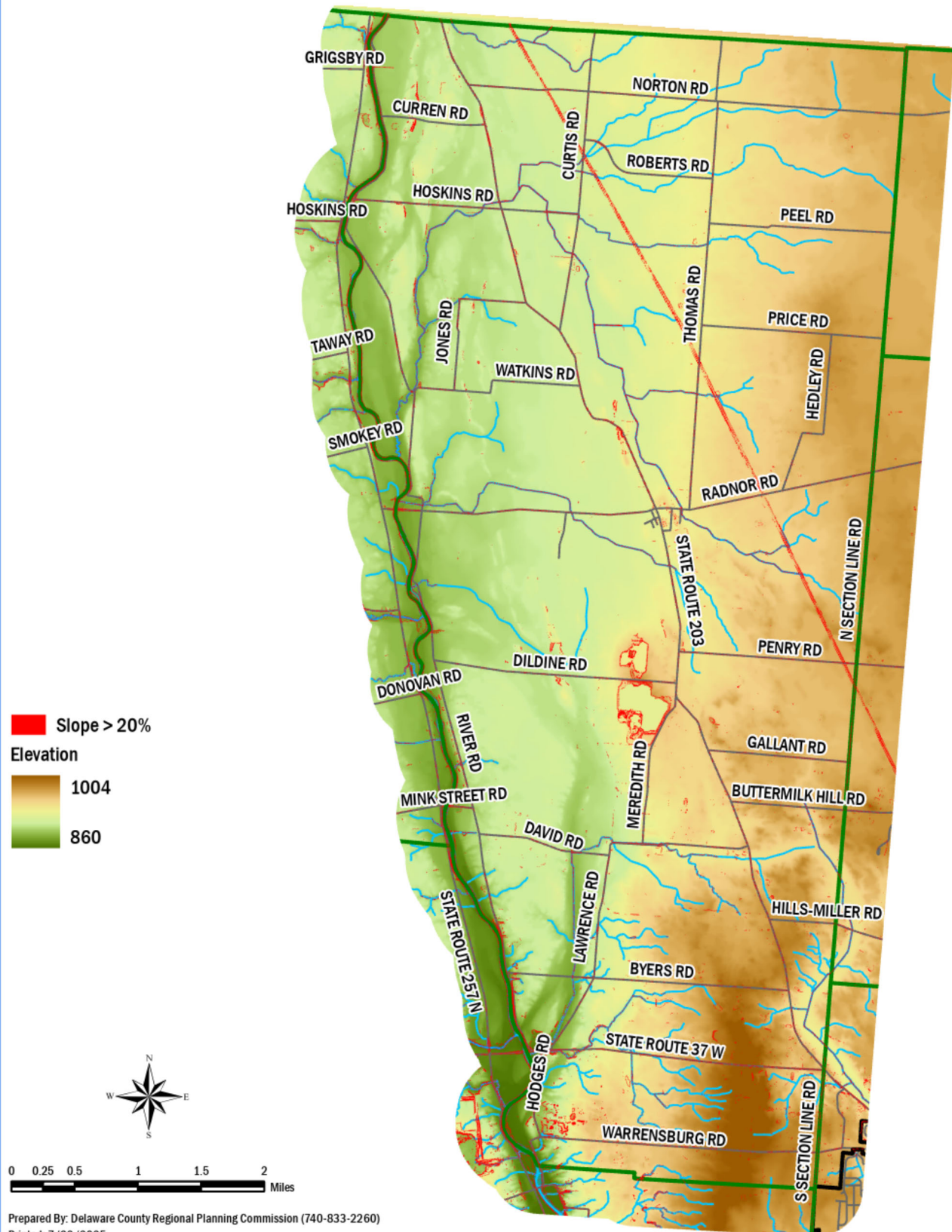
There are small wetlands scattered throughout Radnor Township; they are located in woods that are surrounded by agricultural land, serve as private ponds and active/inactive quarries. Some of these may be jurisdictional wetlands, which are regulated by the Clean Water Act of 1972. Wetlands are generally 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. Wetlands can be enhanced to be an attractive and functional part of the storm water detention system in developments. **In the Township some former wetlands are now agriculturally-drained (tiled) fields or low-lying areas by existing ponds and waterways.**

The **Wetlands Map** indicates general locations of potential jurisdictional wetlands. Wetlands often include other natural features such as woodland areas.

# Digital Elevation

Radnor Township, Delaware County, Ohio



## Prime Agricultural Soils

Agriculture is still an important land use in the Township, although the land value for future development may continue to rise. Creative zoning and development techniques may be able to save some agricultural land by platting it as open space in a subdivision.

There is a methodology to evaluate which farms should 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 is created by the US Department of Agriculture. When farms are considered for development, those with the highest LESA ranking might be given the most favorable consideration for preservation. The DCRPC and the Delaware Soil and Water District can perform the LESA evaluation. **Add LESA details from SWCD? emailed**

## Soil Suitability for Septic Systems

The Delaware County Regional Sewer District does not currently service the township and does not expect to expand sanitary sewer lines to this area in the foreseeable future. The City of Delaware also does not provide sanitary sewer service in Radnor Township. However, their lines are growing near the southeast corner of the Township. Therefore, it is useful to evaluate the soil capability for septic systems. Land with very poor suitability for septic systems should be left undeveloped, served by centralized sanitary sewer when available, or by alternative sewage disposal systems that can be approved by the Delaware Public Health District.

## Critical Resources

The combined **Critical Resources Map** displays generalized floodplains, water, wetlands, slopes, and historic and archeological sites. 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.

## Development or Harvesting of Natural Resources

There is currently one active quarry in the Township, located south of Dildine Road and west of Meredith Road. Limestone is listed as its principal commodity. This site is owned and operated by The National Lime and Stone Company, is 174.7-acres in size, and started operation in 1976. It's of note that The National Lime

and Stone Company owns a total of just over 381-acres at this location, while not all of it is actively mined.

There may be additional commercially viable limestone deposits in the township, although they are deep below the surface and may require underground mines for extraction. Delaware County as a whole sold over 5,143,375 tons of limestone and dolomite in 2024. There is very little potential for sand and gravel mining. *(Source: Ohio Geological Survey, Industrial Mining Group).*



## Watersheds

Radnor Township is made up of four different watersheds; Delaware Run, Kebler Run, Moors Run and Ottawa Creek. Delaware Run is 6 miles in length, drains 11 square miles and flows into the Olentangy River. Kebler Run is 2.4 miles in length and drains 14.4 square miles; Moors Run is 4.4 miles in length and drains 15.7 square miles; and Ottawa Creek is 4.1 miles and drains 9.5 square miles, all of which flow into the Scioto River. *(Source: Gazetteer of Ohio Streams (2001))*

**Any other details from SWCD? emaild**



Prime agricultural soils are the main natural resource and farming should be encouraged as long as it is economically viable. It is conceivable that someday these prime agricultural soils could be extracted and moved for landscaping or other uses.

The township should develop policies regarding the development of valuable natural resources, either as part of 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 if proposed within the 100-year floodplain should only be permitted with strict environmental controls to prevent water pollution, flotation of equipment and other related hazards. Mining operations must take into account the proximity of existing residential uses.

Figure 5.2. Sales of limestone and dolomite in Ohio in 2024, by county and quantity.

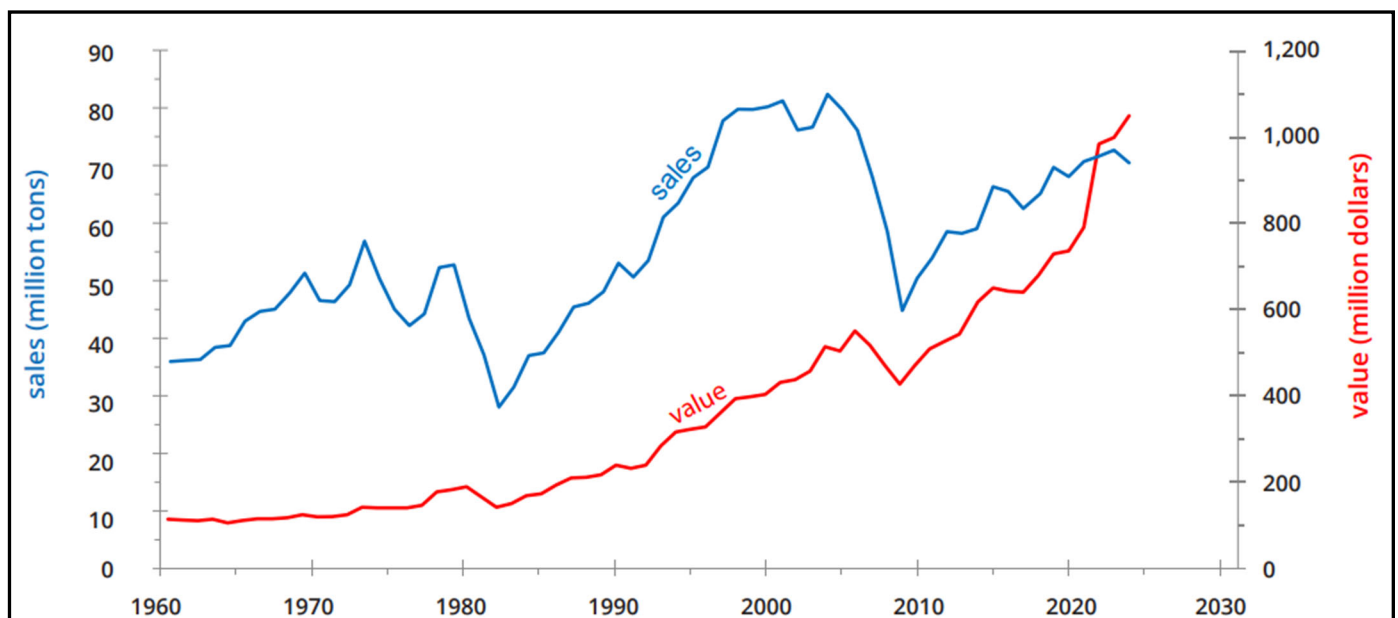
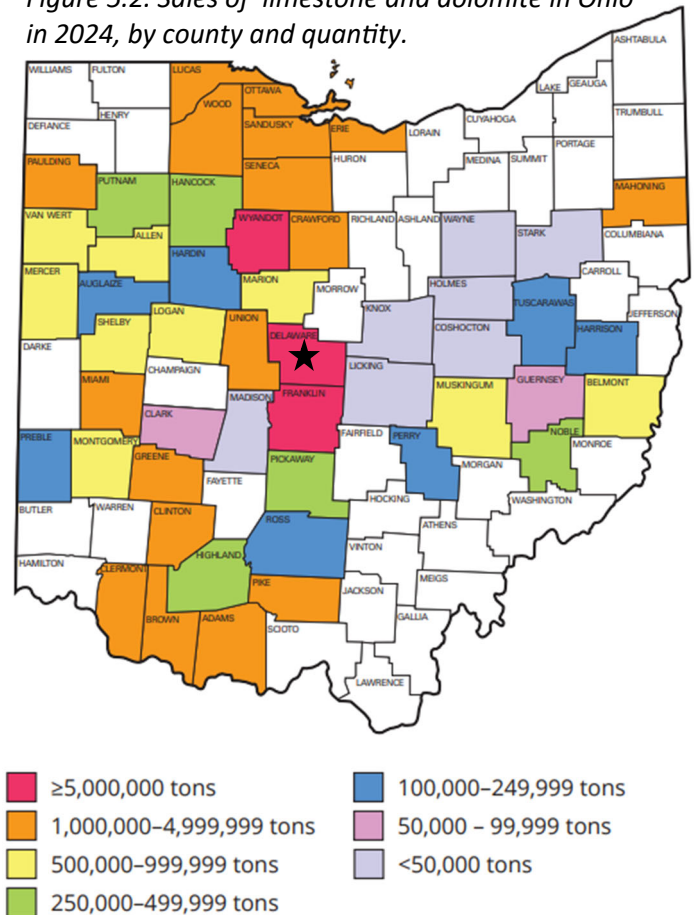
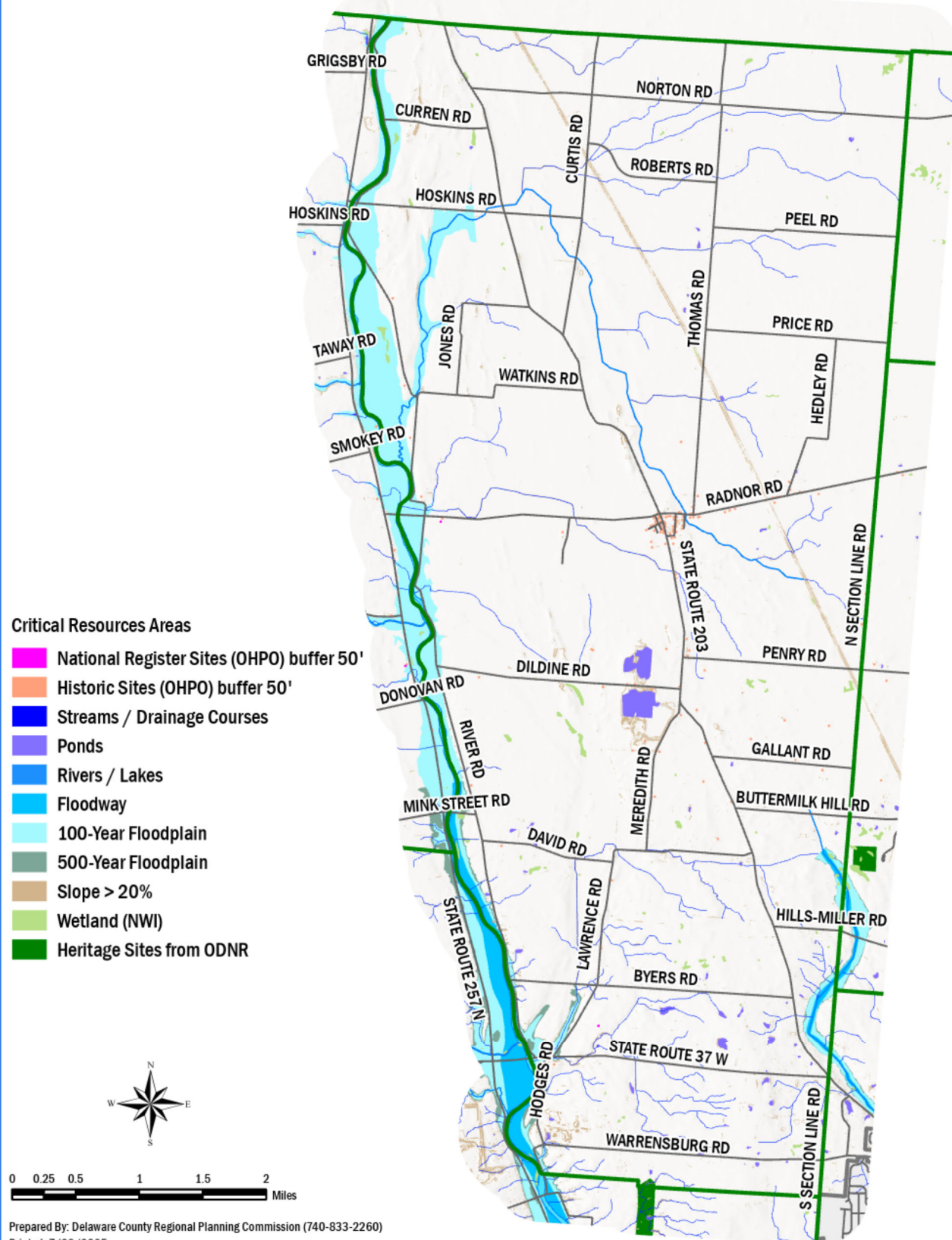


Figure 5.3. Sales and Value of limestone and dolomite in Ohio since 1960.

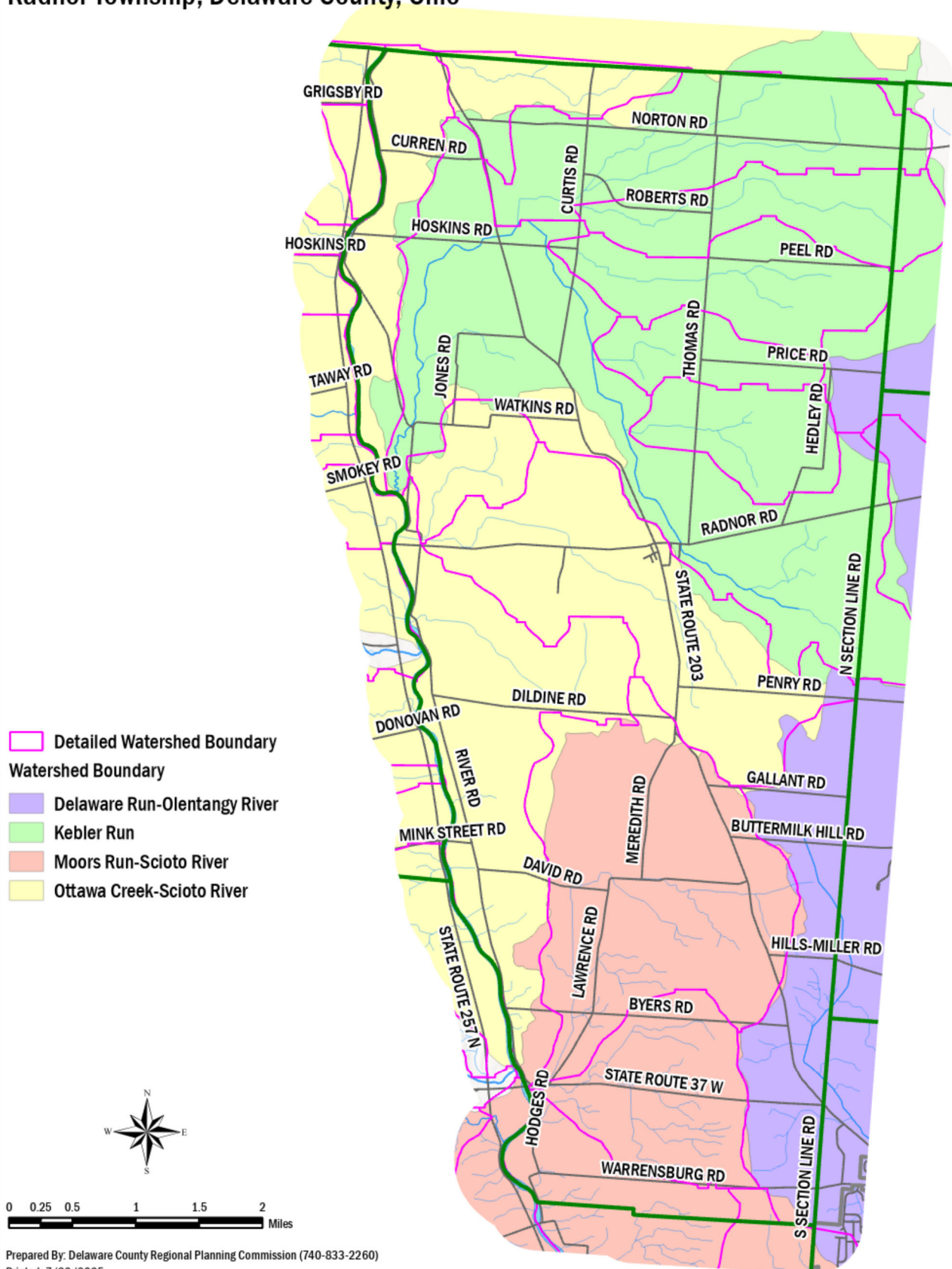
# Critical Resources

Radnor Township, Delaware County, Ohio



# Watersheds

Radnor Township, Delaware County, Ohio



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