


Implementation

This section delineates each topic area and outlines the recommended Goals/Policies and actions to follow in order to best achieve the vision of Township residents and address the concerns and opportunities identified. Each strategy is developed to reflect the intent of the Guiding Principles.

Key Strategies  are specific Goals determined to be of critical importance. These strategies have a more in depth explanation.

Follow the symbols to learn more about Key Concepts



**Population and
Housing**



**Land Use, Design
and Economic
Development**



Transportation



**Natural Resources
and Environment**



Public Services

Key Sites are areas identified by the Township as crucial areas for development, redevelopment or sites that are located in a unique geographical area that can have a profound impact on the community.

Population and Housing

Themes: The community has signaled a desire for balance between suburban and rural, enhanced focus on larger lots in rural areas, neighborhoods integrating natural spaces and an enhancement of suburban neighborhoods in connecting to commercial services and amenities.

Goals

1. Promote walkable neighborhoods that blend with nature +
2. Promote development that will incorporate diverse styles and site designs +
3. Maintain the current ownership/rental ratio

Outcome: The current ownership/rental ratio will remain intact or favor increased ownership

Policies/Actions:

- 1.1 Encourage the Township as a predominantly owner-occupied (82.9% +/-) single family community
- 1.2 The character of the Township will remain predominately single family and blended suburban/rural in nature with low emphasis on multi-family development
- 1.3 Multi-Family residential may be permitted only in some mixed use contexts and adjacent to SR 125 with very low emphasis on first story residential
- 1.4 Work with the legal team to craft approaches to regulate large scale corporate "home rental companies"

Population and Housing

Goals

4. Increase Indoor/Outdoor recreational options

Outcome: The community will begin to implement actions to attain additional recreation options

Policies/Actions:

- 1.1 Work with the business community, Parks Committee, County Parks District and organizations such as Tri-State Trails to identify potential recreational options including Transportation Goal 4, pickleball, swimming pool, incl. options for seniors
- 1.2 New development will consider diverse and creative amenities in line with the community's vision

5. Enhance Township Branding

Outcome: The Township's identity will begin to coalesce around the community's vision

Policies/Actions:

- 1.1 Craft a strategy to improve upon the Township's listing(s) on area ranking systems such as Cincy Magazine (Burbs)
- 1.2 Explore participation in the Sister Cities Program
- 1.3 New development will exemplify the Township's historic character
- 1.4 Consider developing a strategy to improve the Township's gateways





Key Strategy

Promote walkable neighborhoods that blend with nature

Outcome: New neighborhoods will integrate with the natural environment

Policies

- Development themes relating to the Township's history and creativity in general are encouraged
- Development should begin by identifying natural assets, resources and amenities that can be preserved to the greatest extent possible
- Winding streets, that avoid and preserve mature trees and calm traffic are emphasized
- Residential Clustering 
- Pocket Neighborhoods 
- Encourage contiguous and functional open spaces and hedgerows/robust buffering (to provide amenity and utility (Stormwater et.al))
- Promote larger minimum lot sizes (2 ac.+) in agricultural rural areas (Agricultural/Rural Residential District)
- Architecture and designs that are creative and relate to the history of the Township are encouraged
- Properly regulate commercial and land intensive uses such as cemeteries in Ag/Res areas
- Prioritize sidewalks and trails that enable residents to enjoy nature

Action

1. Refer to the Key Site Section and Update Land Use Plan as appropriate
2. Update the Zoning Resolution to establish updated residential zoning districts reflecting the Future Land Use Classifications and uses, including an evaluation of commercial and land intensive uses in Ag/Res areas
3. Review the Conservation Subdivision and PUD regulations and explore regulations for the promotion of high quality Cluster Development and Pocket Neighborhoods

Residential Clustering

Cluster development is a residential development design that enables the creation of neighborhoods while promoting continued preservation, agriculture and/or recreation. The diagram below and numerical guides **①** help illustrate desired design outcomes and approaches for future development.

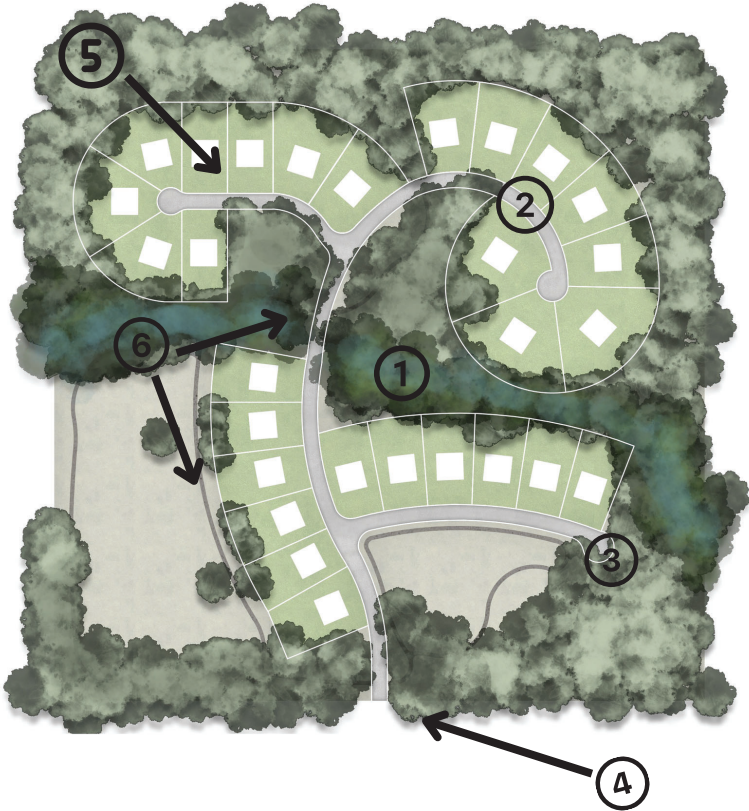
Promote:

- Clustering of homes in pods, separated by open spaces
- Contiguous open space
- Stormwater management via Low Impact Development
- Curvilinear streets
- Woodland, stream and natural resource preservation
- Single loaded streets
- Homes that abut open space; homes should not abut neighboring backyards

Applicability:

Agricultural/Rural Residential Areas

Cluster Residential (28 Lots)



Conventional Subdivision Design (28 Lots)



Residential Clustering

1



Open space should be contiguous to allow for continued agricultural use, resource preservation (woodlands, wetlands et.al) or future development

2



Utilize curvilinear streets to preserve trees, work with the land, calm traffic and increase side yard setbacks and variation in housing layouts. This helps prevent long expanses of repetitive facades

3



The center islands can be landscaped heavily and built as soft infrastructure to capture runoff and create shade/calm traffic



Islands and open spaces can be used for active recreation and preservation (Willows of Crofton, MD)

Residential Clustering

4



Use stone walls, hedges and fencing to delineate property boundaries and open space areas

5



Buffering between homes is a critical component of promoting privacy and managing stormwater

6



Active open spaces should be accessible and designed to connect to other open spaces and trails; back yards abut open space, rather than neighboring back yards



Backyards should abut open spaces, which should be utilized to preserve natural resources and be accessible by residents

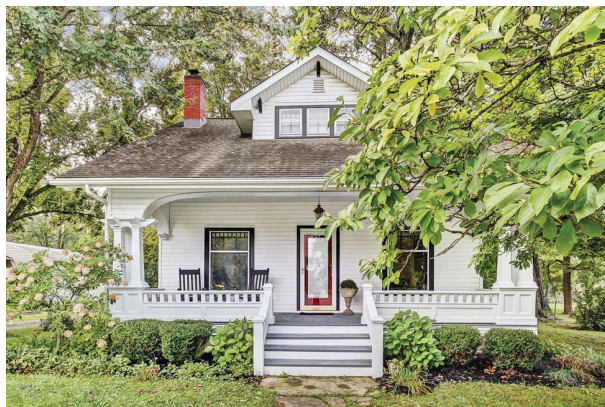
Pocket Neighborhoods 🏠

Pocket neighborhoods are generally smaller residential developments (11-14 Dwellings but can be larger) with homes clustered around a common green or open space. The neighborhoods can serve empty nesters, families or anyone looking to live in a close knit community.

Applicability: Agricultural/Rural, Suburban Residential.

- Can serve families, empty nesters and is an alternative to conventional patio homes to serve an ageing population
- Front porches facing the common greens
- Architecture should relate to the community - Midwestern craftsman, cottages, bungalows or other designs exemplifying the region
- Building materials should be predominantly natural and local
- Vehicular access is frequently to the rear of the structure via alley or similar, so as to allow pedestrian ways to be unimpeded
- Vegetation along the sides and rear of the development is critical to ensure privacy

A craftsman style home in Ostrander, OH with a functional front porch and lush vegetation



Black Apple in Bentonville, AR is an example of a pocket neighborhood layout



Pinehills in Plymouth, MA demonstrates a good example of homes arranged around a common green with vegetation and community gathering space



Hedgerows are an excellent buffering technique that can provide privacy and enhanced habitat for wildlife
Photo: Janet Donnelly, © Oregon State University




Key Strategy

Promote development that will incorporate diverse styles and site designs

Outcome: New development will be of high quality, contextually sensitive and exemplify the Township's guiding principles

Policies

- Prioritize pedestrians, earthen berms, community greens, gathering space and community cohesion
- Accommodate the needs of varied age groups, families and the character of the Township
- Promote high quality architecture, materials, varied designs/massing and increased side yards, longer driveways, wider side yard setbacks, side entry and rear-entry garages, appropriately scaled structures and thematic approaches
- Continue to promote empty nester style housing for ageing population designed to potentially accommodate future generations as well
- Support development that is creative, thematic and context sensitive 

Action

1. Refer to the Key Site Section and Update Land Use Plan as appropriate
2. Update the Zoning Resolution to enable creativity in design and adherence to Township guiding principles

Support development that is creative, thematic and context sensitive

The community has signaled a desire for high quality neighborhoods that reflect the history of the Township, Region, it's natural areas and it's residents.

Applicability: Suburban and other residential areas.

- Neighborhoods feature a blend of community, residential and active spaces, with commercial when context appropriate
- Walkability and active lifestyles will be prioritized
- Variety in architecture and massing to avoid "box" designs
- Buildings should have large and varied side yard setbacks or be adjacent to open space
- Longer driveways and side entry garages
- Vehicular access is frequently to the rear of the structure via alley or similar, so as to allow pedestrian ways to be unimpeded
- Mature trees and landscaping should be preserved and enhanced
- Streets should be designed for natural calming with curves and medians
- Fences and accessory structures should be coordinated
- Architecture should incorporate materials such as brick, stone, masonry and cement siding while de-emphasizing vinyl and similar



Union Village, Ohio layout offers an example a thematic midwestern development

Support development that is creative, thematic  and context sensitive

Architecture



An American Foursquare home with a wraparound porch, mature landscaping; Cameron Glen, Raleigh, NC



A cottage style home with a covered porch in Union Village, Ohio



Tudor style residential architecture with lush vegetation Cincinnati, OH



Modern home designed by NVR

Support development that is creative, thematic and context sensitive 🏠

Architecture



Support development that is creative, thematic and context sensitive



Distinctive entry monuments



Trail systems should be shaded and functional; should connect amenities and destinations

Mature trees and buffer from roadway creates a safe and comfortable pedestrian environment



Grafton End neighborhood in Dublin, OH features side entry garages with 50' (+/-) long driveways and generous landscaping



Ensure sidewalks are wide, shaded and buffered from the ROW

Support development that is creative, thematic and context sensitive



Landscaped medians provide traffic calming, enable tree preservation and can help build canopy coverage



Bioretention areas can be used to reduce stormwater runoff, reduce the need for large stormwater ponds and provide an amenity



Active open space for children and families that integrates into the natural environment



Berms, walls and evergreen buffers should be deployed along roadways and edges of sites to decrease noise and enhances natural spaces

Support development that is creative, thematic and context sensitive



Where possible, place driveways side by side to create greater setbacks between homes



Common greens are an effective method of preserving open space and providing community gathering areas

Utilize eyebrow style medians to calm traffic, create greater spacing for homes off of the main roadway and preserve greenspaces

