

JACKSON TOWNSHIP

LAND USE PLAN

**Original Adaptation by the Jackson Township Trustees,
June 2, 2003**

**Revision Adopted by the Jackson Township Trustees,
December 1, 2008.**

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1994 Jackson Township Development Plan

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Background

Jackson Township is located within Clermont County, in southwest Ohio. Map 1 illustrates the location of the Township in relation to Ohio and Clermont County. The Township is situated in the northeastern part of Clermont County and the Cincinnati Metropolitan Region. Map 2 identifies the location of the Township in the Cincinnati Metropolitan Region.

Jackson Township was established in June of 1834, from Wayne, Stonelick and Williamsburg Townships. The township was named after President of the United States Andrew Jackson who was president at the time the township was established. The unincorporated villages of Marathon and Monterey had both been settled early in the 19th century. Historic landmarks tell a story of long and rich history of the Township. The Hartman Log Cabin is probably one of the most interesting historic resources. The archival research on the house and Hartman family traced the origin of the structure to 1807.

Jackson Township has a population of 2,576. The Township is traditionally an agricultural area. The rural atmosphere is pervasive. The residents enjoy a unique lifestyle associated with rural characteristics of the community.

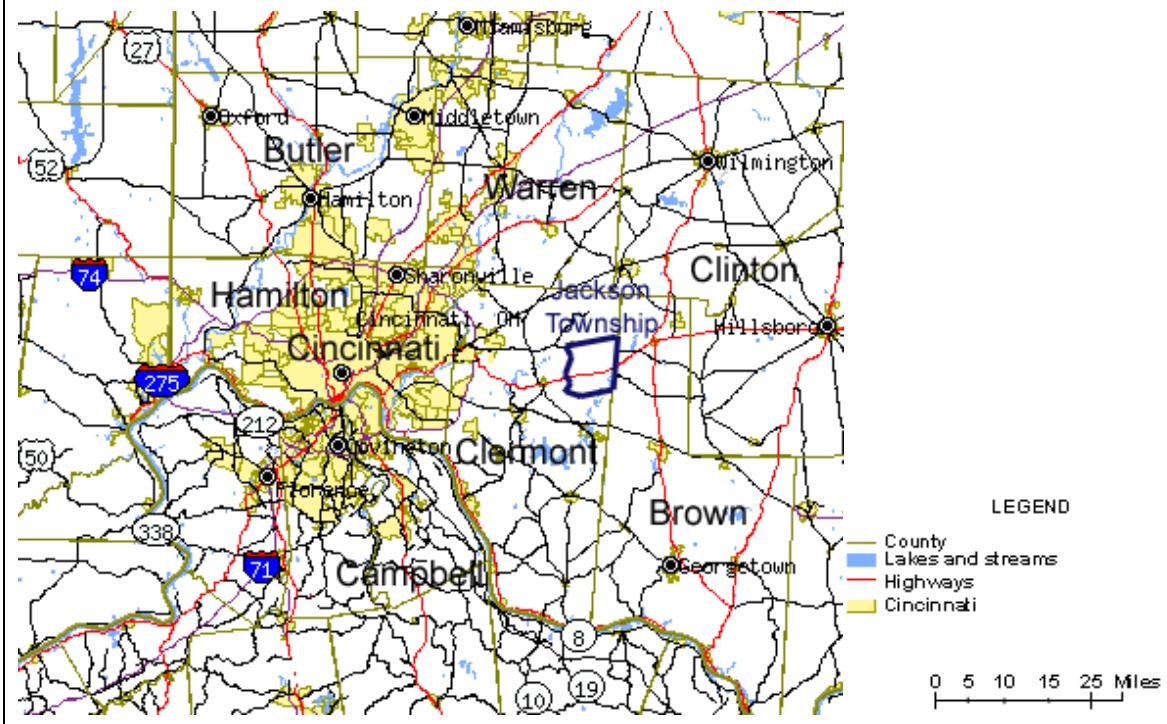
Map 1: Jackson Township in Relation to Ohio and Clermont County



Legend

- Major cities
- River
- Roads
- Jackson Township
- Clermont County
- Ohio counties

Map 2: Location of Jackson Township in Cincinnati CMSA



Existing Conditions

Physical Characteristics

1. Existing Zoning and Land Use

A good description of zoning process is given in Local Planning Administration (1959) as follows:

“Zoning consists of dividing the community into districts or zones and regulating within such districts the use of land and the use, heights and area of buildings for the purpose of conserving or promoting the health, safety, morals, convenience and general welfare of the people of the community.”

The most successful communities are those with efficient zoning ordinances. Even though zoning cannot do much to change existing conditions it is valuable tool in shaping the future of a community.

Zoning was adopted in Jackson Township in 1972. All development in Jackson Township requires compliance with the Jackson Township Zoning Resolution. The Jackson Township Zoning Map identifies the location of the various types of zoning districts. A general description, a list of permitted uses, and a list of conditional uses define the type of development that can occur in a particular type of zoning district. The Jackson Township Zoning Resolution was last revised in 2007.

Jackson Township is divided into six different zoning districts: Agricultural “A1” District, Residence “R1” District, Residence “R2” District, Retail Business “B1” District, Commercial “C1” District, and Industrial “I1” District

Agriculture “A1” District allows: agricultural buildings and structures, the keeping of farm animals or poultry, churches, schools, cemeteries, hospitals, private clubs, recreational buildings, single and two family residences including manufactured

homes. The lots used for single and two family residences or manufactured homes have to contain at least 3/4 acres if they are served by sewer. If not served by sewer, the lots for single family and two family residences or manufactured homes should contain at least one acre. The lots are also required to have at least one hundred fifty feet of frontage on a public street or road.

Residence “R1” District allows any use or structure permitted in “Agriculture” District with certain modifications.

Residence “R2” District allows any use or structure permitted in the Residence “R1” District. This District also allows multi-family dwellings within an area served by a public or a community sewage disposal system. A minimum lot area of one acre is required for each multi-family structure. There are provisions for both “R1” and “R2” zoning districts but they are not designated on the zoning map.

Retail Business “B1” District allows retail convenience goods and services that are intended to meet the daily needs of local population. There is no minimum lot size or width required in retail business “B1” District.

Commercial “C1” District is intended for establishment of the areas for light manufacturing, wholesale and community retail business. A minimum lot size of 3/4 acre with sewers and minimum lot size of one acre without sewers is required in this District.

Industrial “I1” District allows major manufacturing, processing, warehousing and major research or testing operation. A minimum lot size of 3 acres and a minimum lot width at the building line of two hundred fifty feet is required in this District.

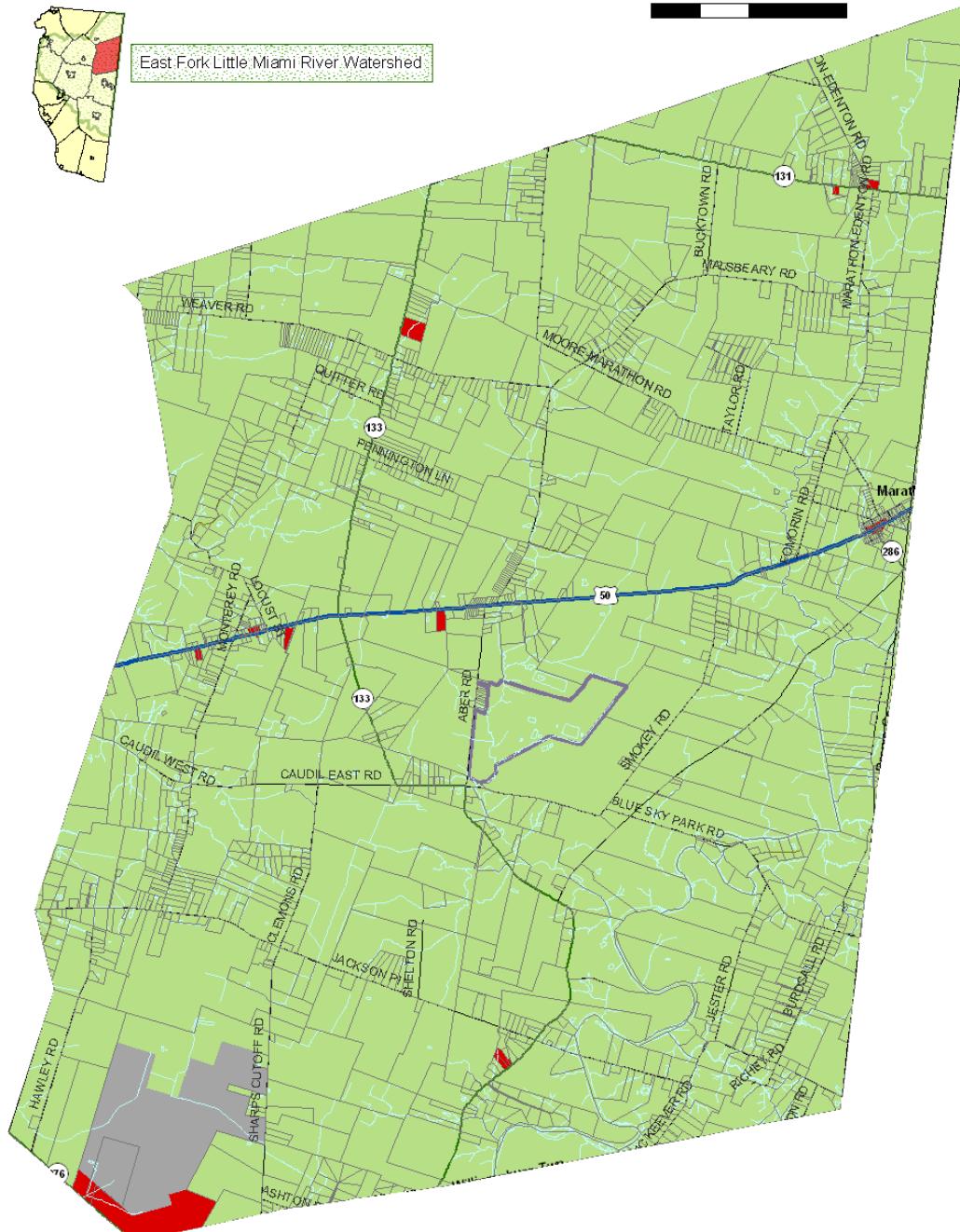
The Jackson Township Zoning Resolution has provisions for six (6) zoning districts. These are: Agricultural – A, Commercial – C, Industrial – I, and CECOS - Restricted Deed Area, Residential R-1 and Residential R-2. Currently four (4) of these zoning districts (A, C, I, CECOS) have been designated of use within the township and appear on the Jackson Township Zoning Map. Zoning designation could be expanded to include R-1 and R-2 districts when the need arises, via the procedure for zoning changes.

Jackson Township Zoning

Clemont County, Ohio



3,200 0 3,200 Feet



This map was prepared by the Clemont County GIS Department January 2009.
Recent changes may not be reflected. To confirm a zoning classification
call Jackson Township at (513) 625-1800.

The information contained on this map is a public resource for general information and is provided for use only as a graphical representation. Clemont County makes no warranty as to the content, accuracy, or completeness of the information contained herein and assumes no liability for any errors. Any reliance on this information is at the exclusive risk of the user.

3,200 1,600 0 3,200 Feet

Zoning Jackson Township CECOS - Restricted Deed

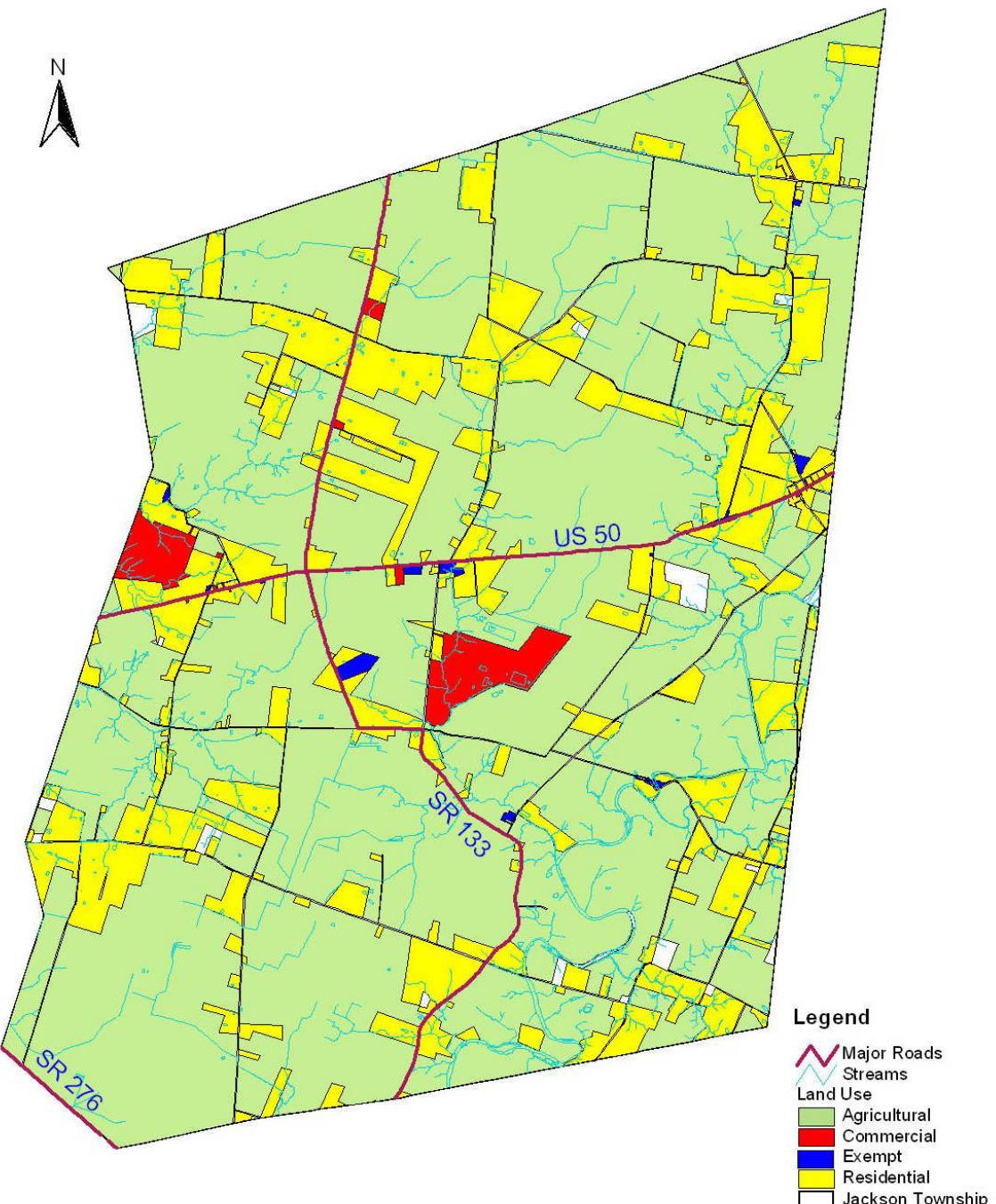
Agricultural - A

Commercial - C

Industrial - I

The existing land use of Jackson Township is shown in Map 4. It illustrates how each parcel of land is currently being used within each zone or district. The land use map shows that agricultural use is the predominant land use type in the Township.

Map 4: Jackson Township Existing Land Use



2. Soil Conditions and Environmentally Sensitive Areas

Soil Conditions

Avonburg-Clermont and Blanchester-Clermont are two predominant soil associations in Jackson Township. These soil types have severe limitations for septic tanks due to their characteristics. Anyone interested in development in Jackson Township has to be prepared to deal with developmental implications of these two soil associations.

According to the General Soil Map of Clermont County produced by U.S. Department of Agriculture, Soil Conservation Service, Ohio Department of Natural Resources, Division of Lands and Soil, and Ohio Agricultural Research and Development Center, there are six soil types in Jackson Township. Those are:

Blanchester- Clermont Association. Blanchester soils make up about 70 percent of association and Clermont soils about 18 percent. Blanchester soils are poorly drained and darker colored than Clermont soils. Clermont soils are almost white when dry and poorly drained. Blanchester-Clermont Association has severe limitations for septic tanks due to wetness, ponding of surface water, and slow permeability.

Avonburg-Clermont Association. This association is characterized by light colored, poorly drained soils. Slow permeability, ponding, surface water, and slow runoff in the major soils in this association are limitations to most nonfarm use.

Rossmoyne-Cincinnati Association. Rossmoyne and Cincinnati soils are light colored. This soil association is particularly susceptible to erosion where cultivated. Rossmoyne and Cincinnati soils have limited use for septic tank filter fields because these soils have a compact layer (fragipan) that impedes root penetration and percolation of water.

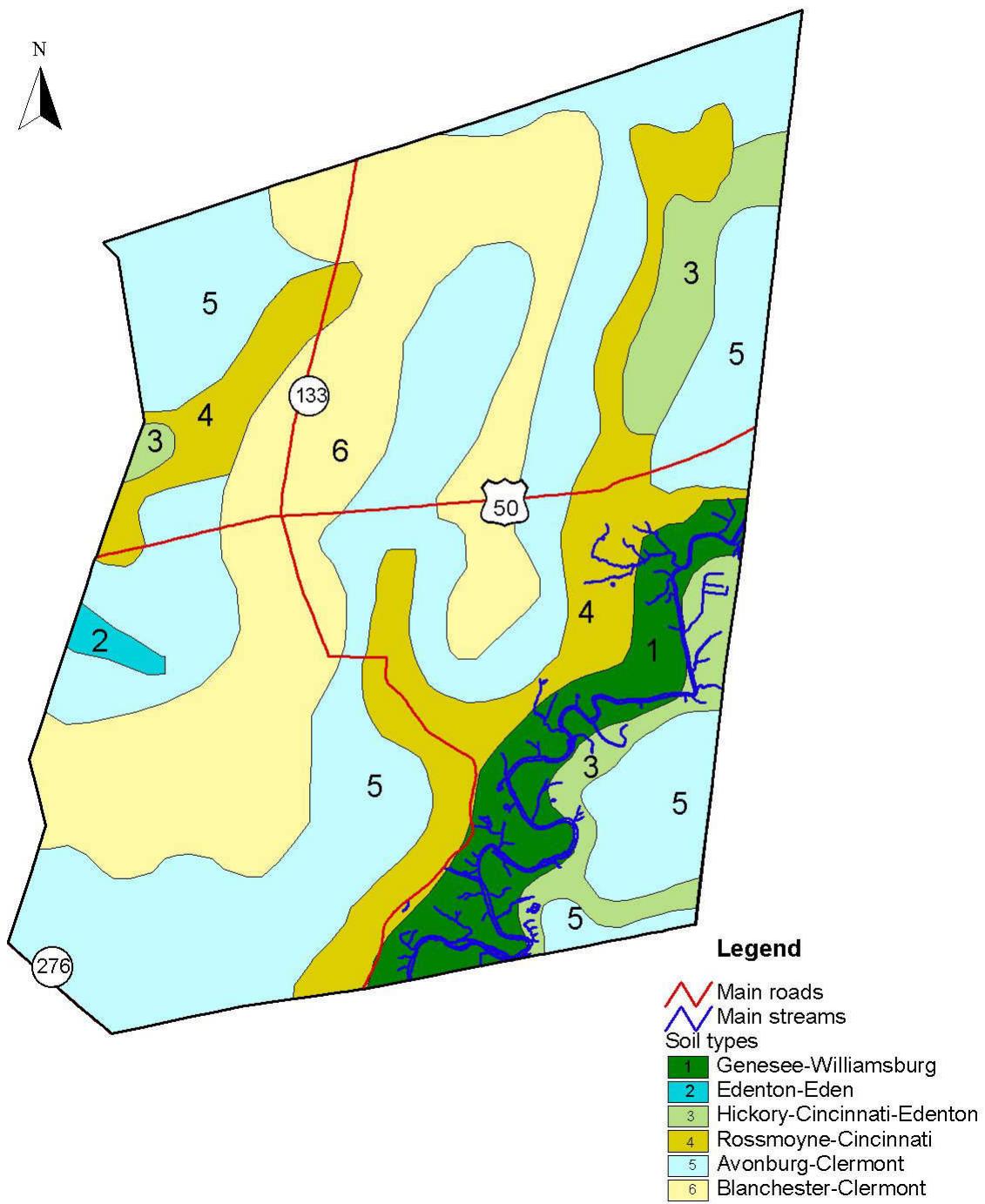
Genessee-Williamsburg Association. This association is present along the East Fork of the Little Miami River from the Brown County line to Milford. The soils in Genesee-Williamsburg association are among the best for farming in the county. Genesee and Williamsburg soils are well drained. The hazard of flooding is a severe limitation to nonfarm use.

Hickory-Cincinnati-Edenton Association. This soil type is present mostly on valley sides and tops of narrow ridges. Steepness of slope is a constraint for both farming and nonfarming use. When soils are not covered by vegetation there is a severe hazard of erosion.

Edenton-Eden Association. The soils in this association are moderately steep to very steep and well drained. Erosion can be a serious hazard if vegetation is not maintained. Poor soil stability is another characteristic of this soil type. This can cause slips that are a hazard to road construction.

Map 5 illustrates the major soil associations in Jackson Township.

Map 5: Major Soil Associations in Jackson Township



Environmentally Sensitive Areas

The environmentally sensitive areas that are constraints to development in Jackson Township include: floodplains, wetlands, slopes, and a closed hazardous waste facility.

Floodplains

Floodplains are defined as “areas adjacent to watercourses which may be inundated during a 100-year flood, or base flood, as designated by the U.S. Department of Housing and Urban Development’s “Flood Boundary and Floodway Map” (Western Reserve Resource Conversation and Development Council, Ohio Office of Farmland Preservation, and Chadbourne & Chadbourne, Inc, 2000).

The Federal Emergency Management Agency determines the 100-year floodplain based on past flooding conditions. The Clermont County Building Department administrates the program in Clermont County. It is in the interest of a community to adopt land use controls for flood hazard areas. According to the National Flood Insurance Act subsidized flood insurance is available to homeowners provided that their community has adopted land use controls for a floodplain area.

Even though floodplain use is not compatible with residential, commercial or industrial uses it can have a number of potential different uses. Flood damage reduction, recreation, and green belts (open space) are some of the possible activities in floodplain area. Floodplain areas contribute to the overall quality of the environment and they are considered to be prime fish and wildlife habitats.

In Jackson Township, floodplain areas are typically found around the East Fork of the Little Miami River and its tributaries.

The Conservation Reserve Program (CRP) is administrated by the U.S. Department of Agriculture's (USDA) Farm Service Agency. One of its objectives is the prevention of soil erosion, protection of water bodies, and an increase in wildlife habitat. This program promotes establishing buffer zones along streams. The following definition is taken from the USDA's The Conservation Reserve Program:

"Riparian Buffers are areas of trees and/or shrubs next to ponds, lakes, and streams that filter out pollutants from runoff as well as provide shade for fish and other wildlife. The vegetations' natural litter also provides food and shelter for valuable wildlife."

Depending on stream size, riparian buffers range from 50 to 120 feet in depth. CRP compensates the owner whose land is adjacent to streams or other bodies of land by paying compensatory rent and cost-share conversion expenses.

Wetlands

The 1987 Corps of Engineers Wetlands Delineation Manual defines wetlands as the following:

"Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that in normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas."

Wetlands provide a community with a natural strategy for flood control. Excess water caused by heavy rain or snowmelt are stored in wetlands. This water is then released gradually over a period of time. Wetlands also improve the quality of water. Sediments and nutrients are filtered through wetlands. Wetlands offer many opportunities for recreation. The National Audubon Society associates the following activities with

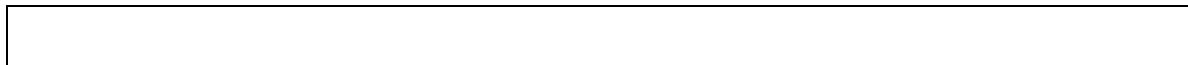
wetland areas: “hunting, fishing, canoeing, bird watching, hiking, and photography.” Theses ecosystems offer habitat for an abundance of wildlife and biological diversity.

For the above stated reasons it is important to know if land contains wetlands prior to developing it. National Wetland Inventory maps are use to let developers and landowner know if they have wetlands present on their property

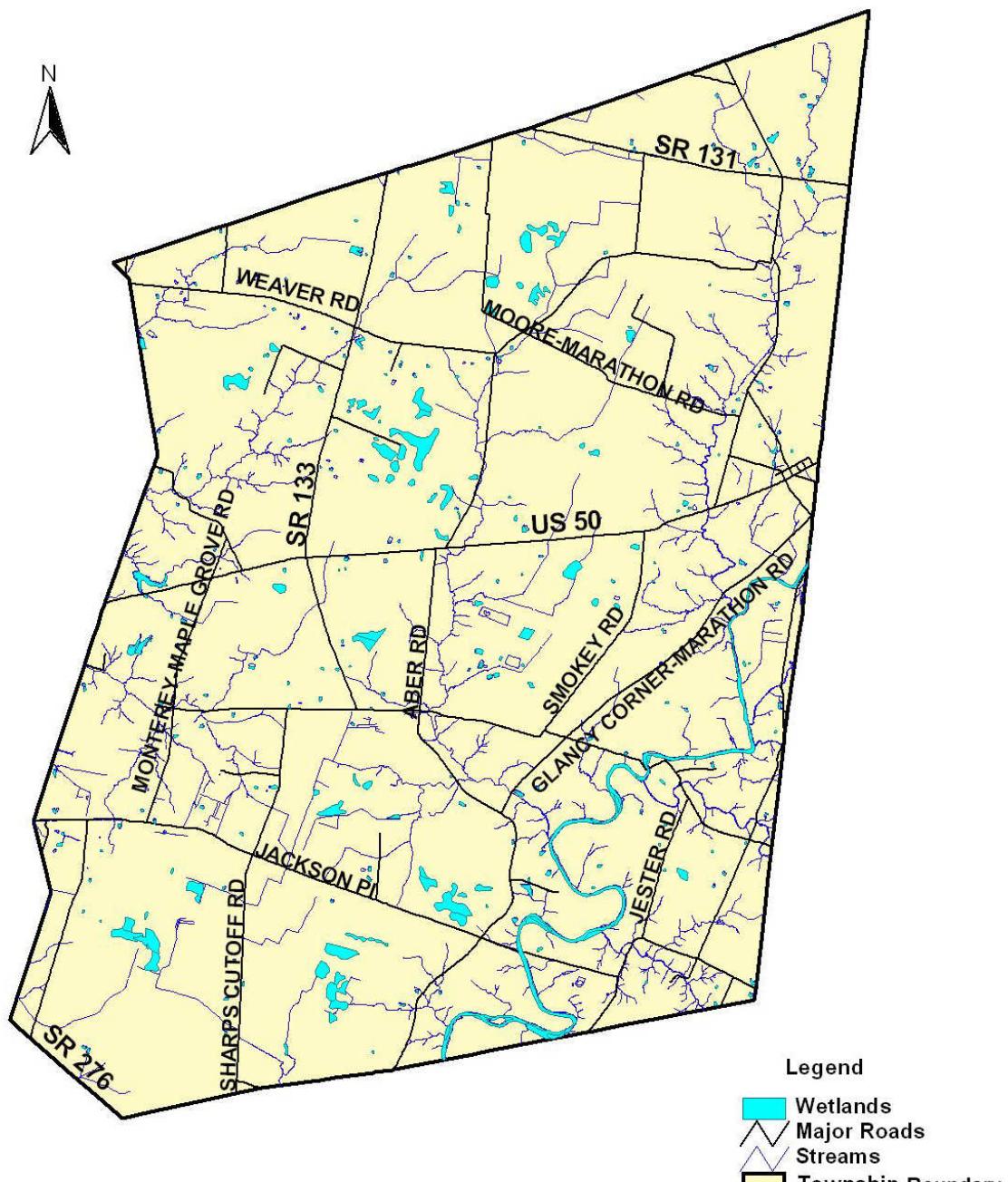
If the National Wetland Inventory map shows a wetland on the property, the developer or landowner should have a formal delineation done so they can determine the actual presence of that wetland. This step is required by Ohio EPA. This way a landowner or developer would know ahead of time if they need a wetland permit. Developers and landowners need to be concerned with wetlands because if they fill them without a permit, they will be in violation of state and federal law. No county regulations require wetland permits be secured for projects.

The Wetlands Reserve Program is a federal program with a goal of restoring the functions and values of wetlands. This program offers payments to landowners to preserve riparian buffers around wetlands. It also provides funding for conservation easements and wetland reconstruction practices.

Map 6 illustrates the location of wetlands in Jackson Township.



Map 6: The Location of Wetlands in Jackson Township



Slopes

Development on slopes can cause soil erosion that may start slippage of soil and rock. Sometimes, in order to avoid the increased costs of development on slopes, developers flatten small hills. This is how they change natural drainage patterns and contours (Wilson, Tabas, and Henneman 1979).

Steep slopes are rare in Jackson Township. They appear only around the East Fork of the Little Miami River and its tributaries. The slopes are rarely greater than 5 percent. Steep slopes do not present a significant obstacle for development in Jackson Township.

A hazardous waste facility

There are 207 acres of land, centrally located in Jackson Township, which is the site of closed CECOS hazardous waste facility. It is owned by CECOS, an international waste disposal company. This sanitary landfill started accepting hazardous waste before this activity was regulated. When regulations were introduced, the company adhered to them. In 1984, there was an incident that resulted in the unauthorized discharge of untested surface water in the Pleasant Run Creek. A law suit followed and CECOS closed the facility. US EPA and Ohio EPA approved the closure plan. Clermont County appealed this closure plan, demanding more stringent monitoring of the site.

The land immediately surrounding the closed hazardous waste facility is owned by Allied Waste. This land is to serve as a buffer to the landfill site.

The Jackson Township zoning map shows the location of the CECOS site as a restricted deed area.

3. Prime Agricultural Land

For many years agriculture has been an important part of life in Jackson Township. Agricultural activities are associated with the rural character and quality of life in the Township. Agriculture was valued highly by residents during the process of identifying Jackson Township's strengths.

Jackson Township residents expressed many concerns regarding the future of farming activities. The current trend in the agricultural industry confirms that their concerns are justified. Nationally, over 1 million acres of farmland is turned into suburban development each year (Daniels and Bowers, 1997). The development causes numerous problems for farmers. The most notable ones are:

- Developers increase the price of land so farmers can no longer afford it. On the other hand, it is more profitable for farmers to sell their land to developers than to use it for agriculture.
- As non farmers move into a community, the potential for conflict between farmers and non farmers increases. Non farmers complain about noise, manure smells, chemicals, and farm machinery on roads that slow traffic.
- When the nonfarm population becomes a majority in a rural community, there is a chance of passing ordinances that would define different agricultural activities as nuisances. This can significantly limit farmers' practices.

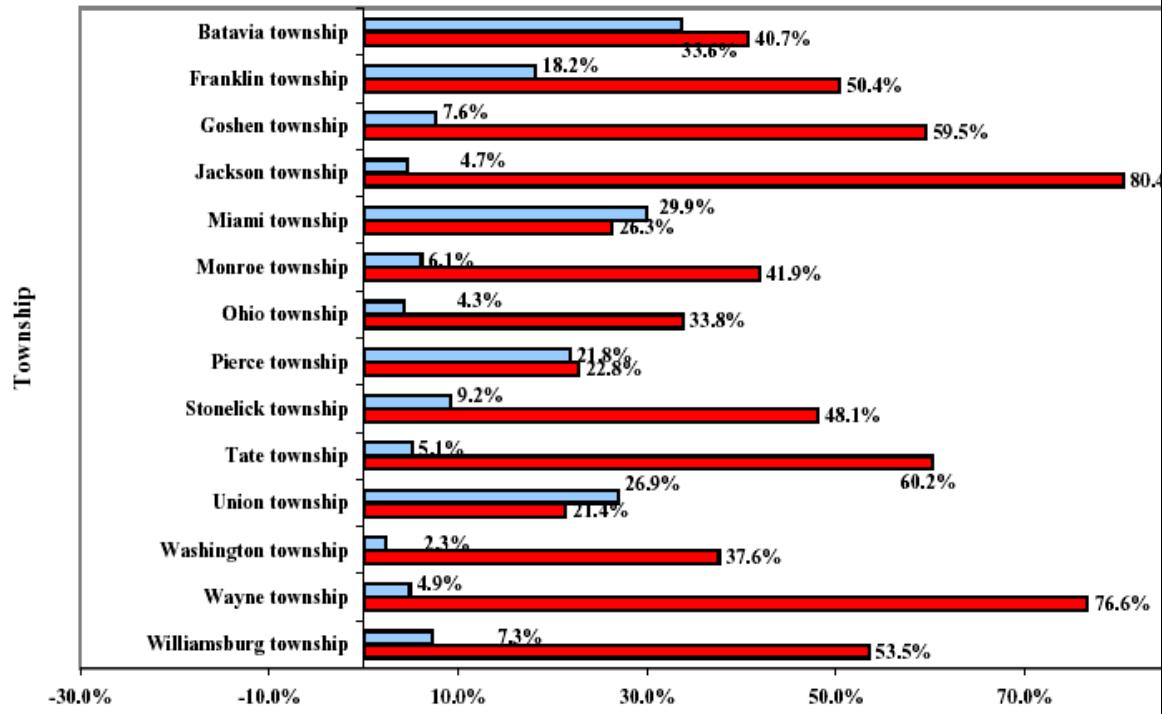
One should not conclude that Jackson Township residents are against growth in their community. They emphasize the importance of having an opportunity to control development so it does not turn into land-consuming sprawl that overtakes prime agriculture land. In addition to environmentally sensitive areas, prime agricultural land should be considered another constraint for development. The 2001 Soil Survey

for Clermont County defines prime farmland as the following:

"Prime Farmland as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas." (Soil Survey 2001).

The chart 1 shows that Jackson Township had the highest percentage (80.4) of land in agriculture comparing to all other townships in Clermont County. The chart 1 also shows the percentage of population change from 1990 to 2000. Only two other townships in Clermont County had population growth that is less than Jackson Township's population increase. Map 7 illustrates the location of prime agriculture land in Jackson Township.

Chart 1: Percentage of Land in Agriculture in the Early 1990s and Percent Population Change 1990 to 2000



Source: MLRC, U.S. Census

*Ag. Land equals sum of all Pasture
and Row Crop Land

■ % Land in Ag.

□ % Pop. Change

Source: Ohio State University Extension

Map 7: Prime Farmland in Jackson Township



4. Infrastructure

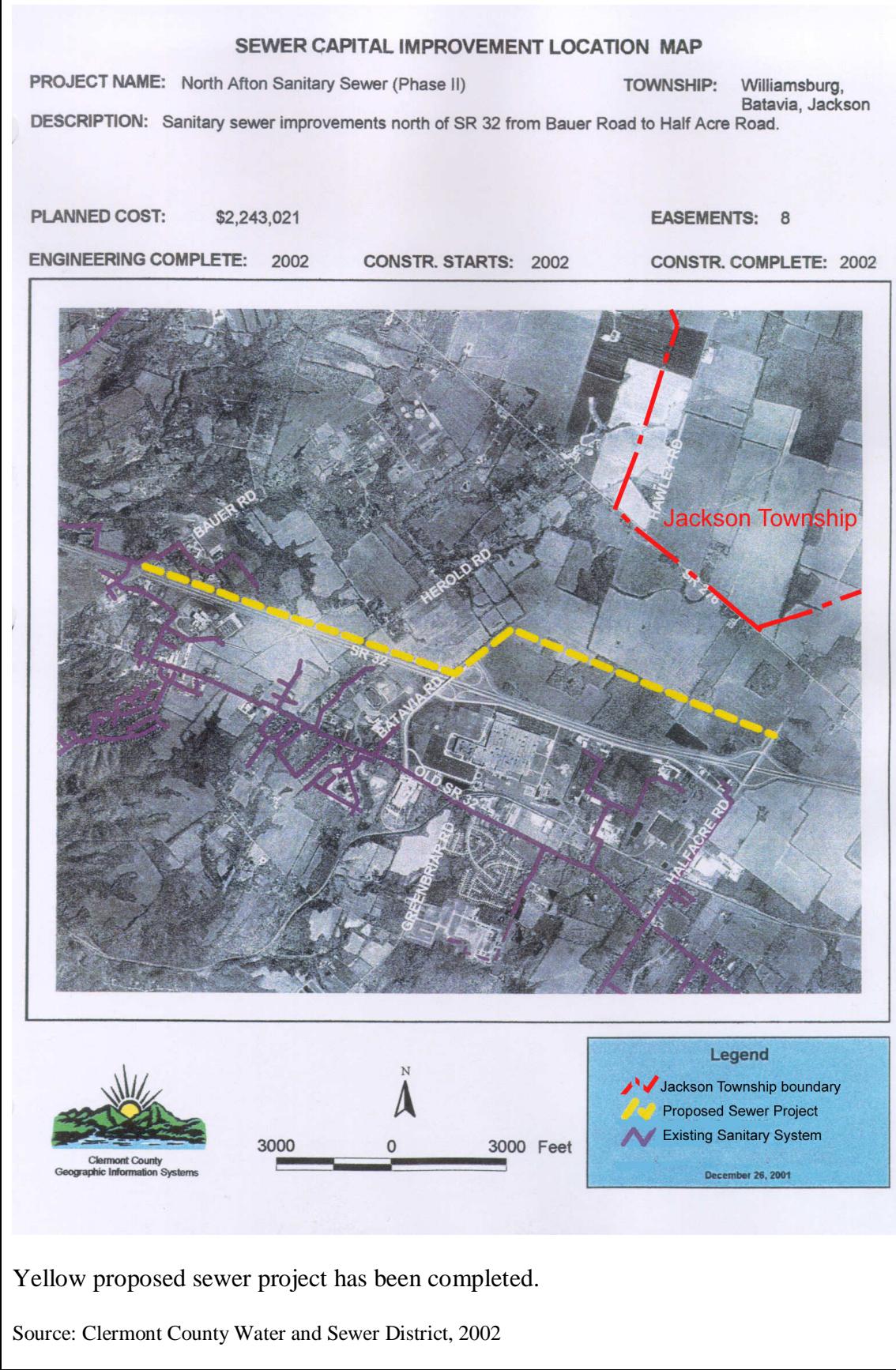
In order to plan for future development, besides examining existing land use patterns and environmental constraints, it is also important to consider a community's infrastructure.

Water/Sewer Availability

Development of significant densities cannot take place without a sanitary sewer system. Residential development that uses septic systems typically requires a two-acre lot in order to provide enough room for septic leach fields. Having industrial and commercial development without sanitary sewer service is not advisable. Thus, the type of development that will take place in Jackson Township in the future will be determined by sewer availability.

Currently sewer service is not provided within Jackson Township. Every 5 years the Clermont County Water & Sewer District prepares the Wastewater Capital Improvement Plan. The Wastewater Capital Improvement Plan (2007-2012) does not include Jackson Twp.

Figure 1. The Location of the Completed Sewer Line Extension



There are three water services providing water to Jackson Township. These are: Brown County, Clermont County, and Western Water. The map 8 illustrates their respective districts in Jackson Township. The Clermont County Water & Sewer District's 5 Year Waterworks Capital Improvement Plan (2007-2011) calls for water line improvement projects to be completed by 2010. See Figure 2

Map 8: Water Districts in Jackson Township

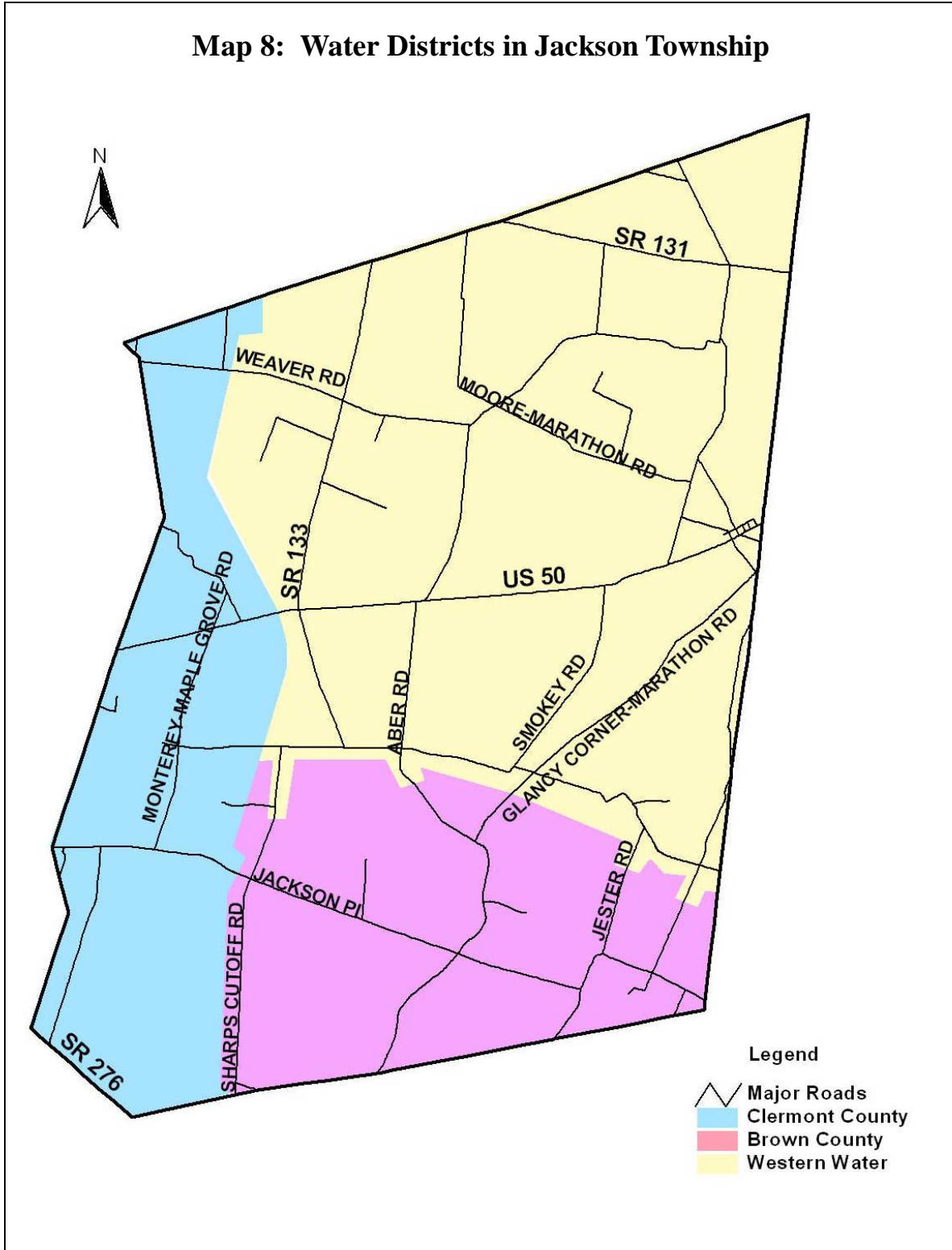


Figure 2. The Location of the Proposed Water Line Extension

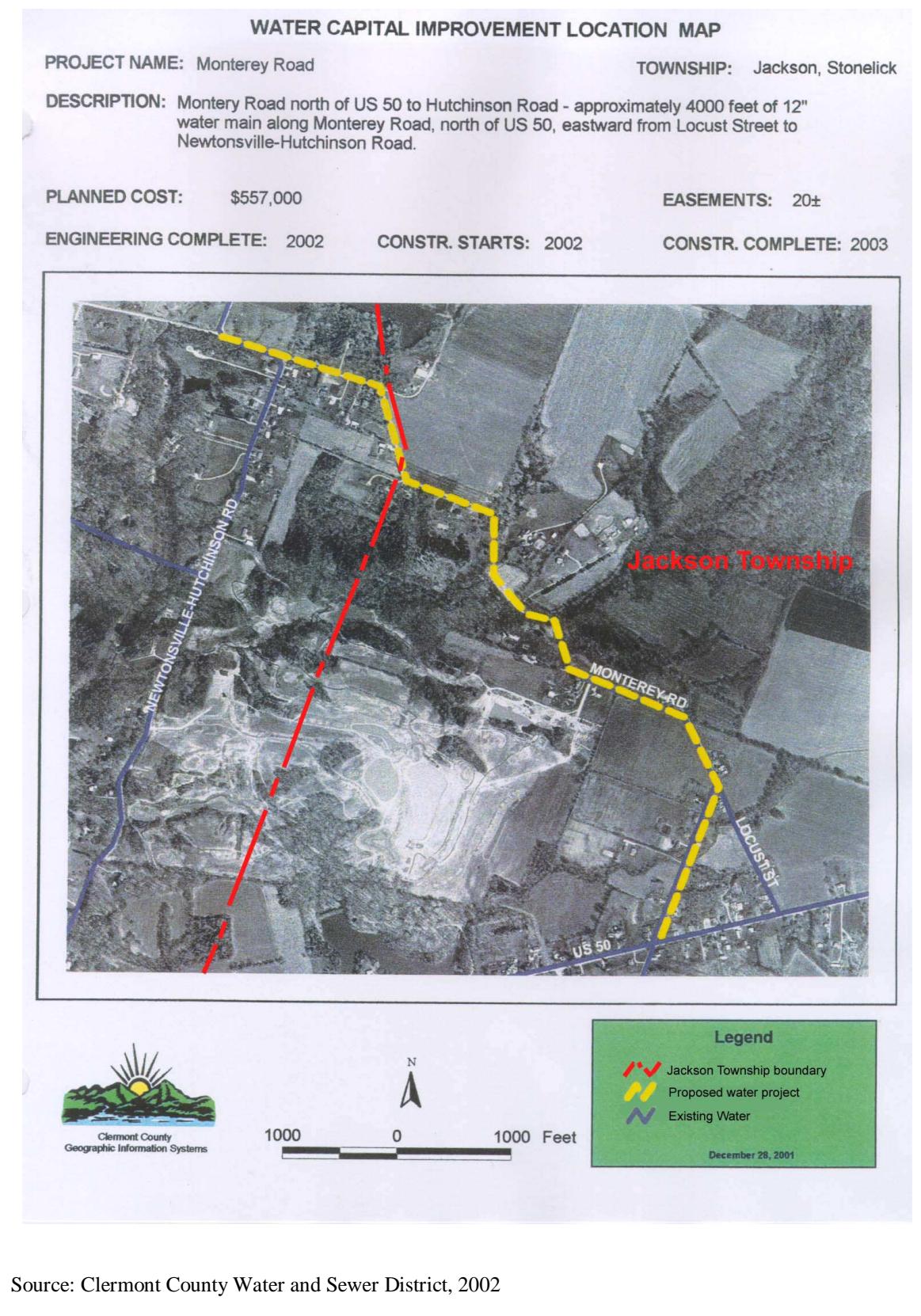
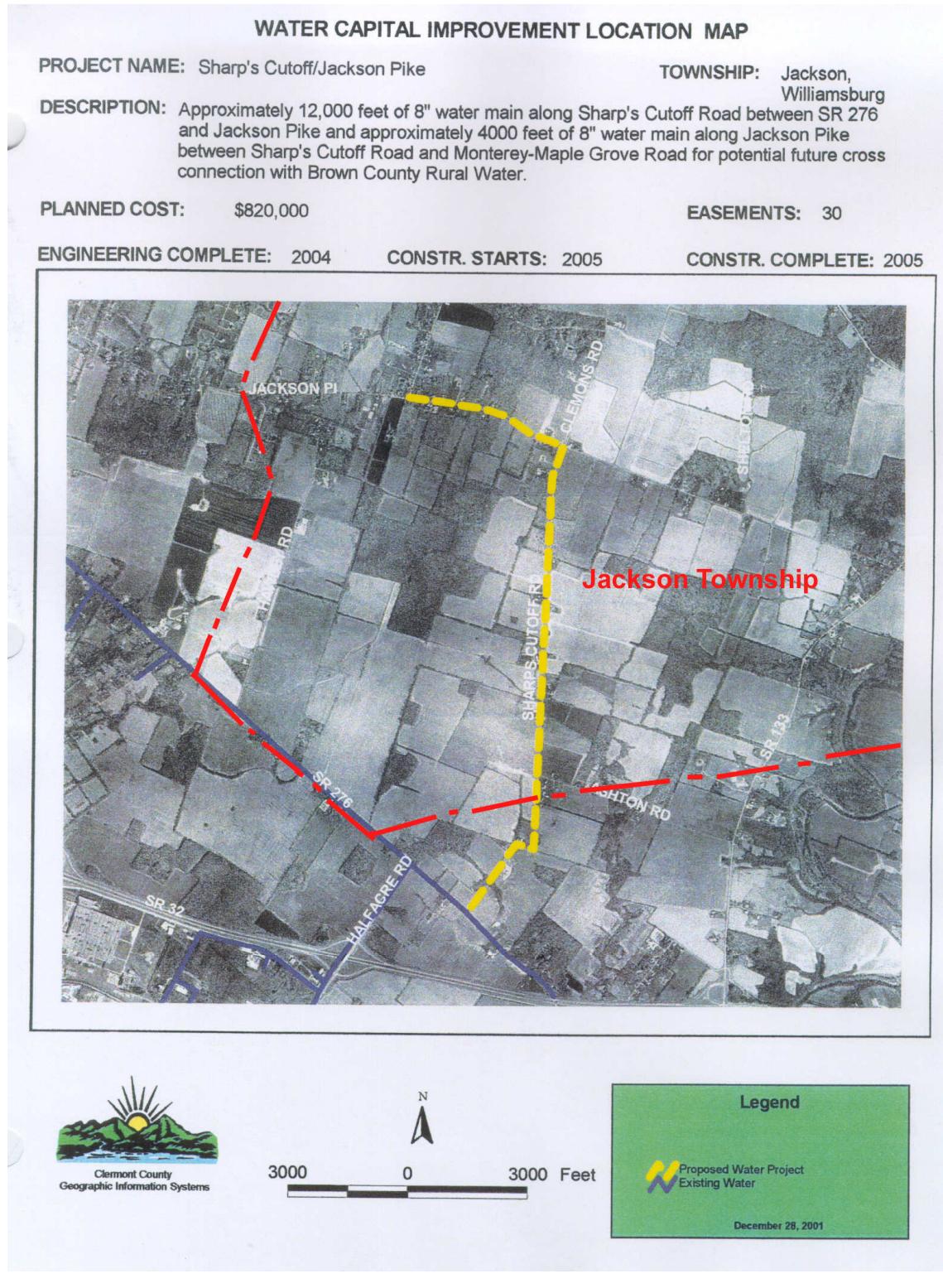


Figure 3. The Location of the Completed Water Line Extension



Source: Clermont County Water and Sewer District, 2002

General Health District's Regulations

Subdividing property is a complex process. Besides meeting Zoning and Community Planning requirements, subdividing of property is subject to Health District regulations. Subdivision review by the Health District is important for several reasons:

1. Disease transmission can occur as a result of the discharge of inadequately treated sewage.
2. Some lots cannot be developed because they will not accommodate on-site wastewater treatment. The Health District review can reduce the risk of purchasing those kinds of lots.
3. If lots can adequately accommodate on-site wastewater treatment there is no need for costly sewer extensions.

The Health District is required to review “each proposed parcel that is less than five acres and does not have access to public sewer” (General Health District, Clermont County, Ohio). The Health District established the guidelines by which each property is evaluated. Those are: soils conditions, proposed lot size and topographic conditions. Proximity to the Harsha Lake Reservoir and to Stonelick Lake Park is also taken in consideration when evaluating residential lot splits.

The predominant type of soil in Jackson Township consists of so called ABC (Avonburg, Blanchester and Clermont) soils. On site wastewater treatment systems do not function well on ABC soils. That is why, in 1996, The Health District introduced a requirement that areas with ABC soils cannot have leach lines. Instead, alternative on site wastewater treatment systems are required.

Following is the summary of the overall process of subdividing property as it is shown in the video “Clermont County: Subdivision Review Program”:

Step 1: Initial consultation with all three authorizing agencies (Local Township Zoning Office, Auditor (Planning & Taxmaps) and General Health District).

Step 2: Creation of hard copy proposal outlining proposed development.

Step 3: Application with Health District followed by an on site consultation.

Step 4: Official survey of proposal, generation of record plan, detailed site plan and legal deed.

Step 5: Copies of record plat are stamped by local township zoning and the Health District.

Step 6: Submission of Documents to Taxmap/ Auditor’s office for final recording.

Roads

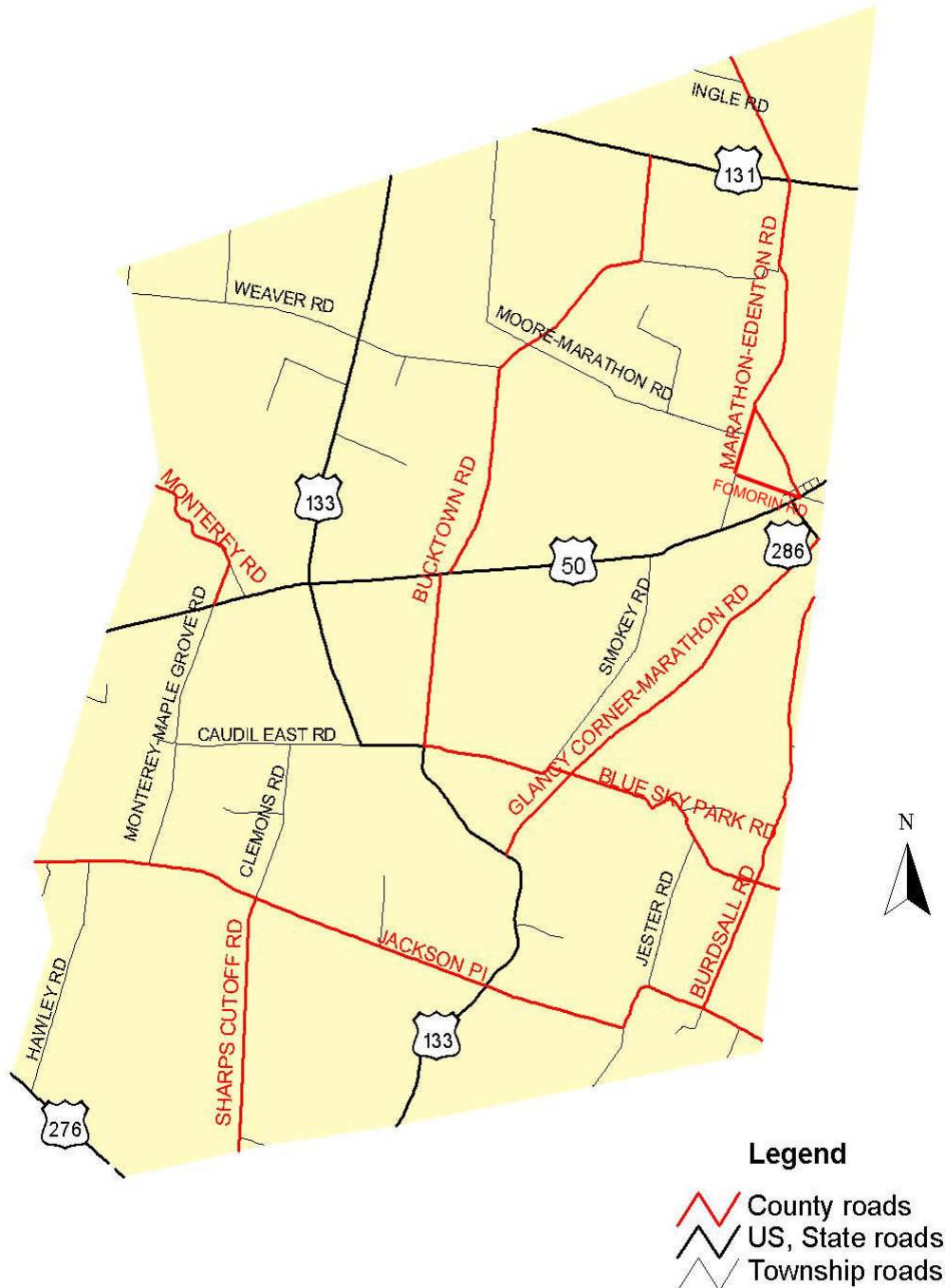
The road network in Jackson Township consists of Township roads, County roads, State highways and one U.S. highway. The primary roads through Jackson Township are state routes under the control and maintenance of the Ohio Department of Transportation. State Route 133 runs north-south through the Township, providing access to State Route 32 in the south and to State Route 131 in the north. State Route 276 runs along the southwest border of the Township. U.S 50 runs west-east through the center of the Township, providing access to I-275 in the west and to Brown County in the east

The secondary roads through Jackson Township are Clermont County roads under the control and maintenance of the Clermont County Commissioners. These roads are: (County) Fomorin Road, Sharps Cutoff Road, Jackson Pike, Burdsall Road, Blue Sky Park Road, Glancy Corner-Marathon Road, Hutchinson (off Weaver Road.) McKeever Road, Aber Road, Bucktown Road, Marathon Edenton Road, and Monterey Road.

The third level of roads in Jackson Township are the township roads under the control and maintenance of the Jackson Township Trustees. Map 9 illustrates the existing road network in Jackson Township.

The Clermont County Thoroughfare Plan titled Official Thoroughfare Plan Update: Access Clermont was adopted June and shows no work planned for Jackson Township. A proposed thoroughfare plan indicated between State Route 276 and Jackson Pike, near Half Acre Road is pending. This road is to be funded by a TIF on proposed development and will be separate from general revenue tax funds.

Map 9: Jackson Township Roads



Population Characteristics

1 Historic Population Growth

Table 1 illustrates population figures for the years 1970 to 2000 for Jackson Township and Clermont County. Table 2 identifies percentage change for the County and all townships. Jackson Township is not experiencing the same rapid growth as Clermont County. Looking at the last decade (1990-2000) Jackson Township had five percent growth while Clermont County's growth was 19 percent. Except for Washington Township, all other townships in the County experienced higher percentage of growth than Jackson Township.

Table 1. Population, Jackson Township and Clermont County: 1970-2000

Year	Population Jackson Township	Population Clermont County
1970	1,930	95,725
1980	2,221	128,483
1990	2,461	150,187
2000	2,576	177,977

Source: U.S. Census

Table 2. Township Population Change by Decade 1960 to 2000

Township:	1960 to 1970		1970 to 1980		1980 to 1990		1990 to 2000	
	<i>Net Change</i>	<i>% Change</i>	<i>Net Change</i>	<i>% Change</i>	<i>Net Change</i>	<i>% Change</i>	<i>Net Change</i>	<i>% Change</i>
Batavia township	119	2.2%	2,446	44.7%	3,330	42.0%	3,785	33.6%
Franklin township	-247	-14.9%	681	48.4%	728	34.8%	512	18.2%
Goshen township	1,703	26.1%	4,225	51.4%	255	2.0%	966	7.6%
Jackson township	230	13.5%	291	15.1%	240	10.8%	115	4.7%
Miami township	6,191	53.9%	5,699	32.2%	4,817	20.6%	8,433	29.9%
Monroe township	512	19.2%	2,953	92.9%	1,629	26.6%	474	6.1%
Ohio township	224	15.3%	767	45.5%	449	18.3%	124	4.3%
Pierce township	770	18.2%	1,857	37.1%	1,614	23.5%	1,850	21.8%
Stonelick township	540	18.8%	865	25.4%	303	7.1%	422	9.2%
Tate township	-30	-0.7%	1,170	25.7%	277	4.8%	306	5.1%
Union township	4,927	32.4%	8,094	40.2%	5,143	18.2%	8,964	26.9%
Washington township	-103	-8.1%	428	36.5%	336	21.0%	44	2.3%
Wayne township	333	18.2%	753	34.8%	1,404	48.1%	211	4.9%
Williamsburg township	75	3.3%	205	8.6%	-118	-4.6%	180	7.3%
All Townships:	15,244	24.1%	30,434	38.8%	20,407	18.8%	26,386	20.4%
County Total:	15,195	18.9%	32,758	34.2%	21,704	16.9%	27,790	18.5%

Source: Ohio State University Extension

2. Age Structure

According to the available Census data, Jackson Township's population is aging.

In the year 2000, 20 percent of the population was 55 years or older compared to 17 percent in 1990. The Census shows that between 1990 and 2000, almost all of the age groups 34 years and younger declined with the exception of the 15 to 19 years age group which increased by 35 percent between 1990 and 2000. Even though this age group experienced significant increase in last decade, it is safe to assume that many residents

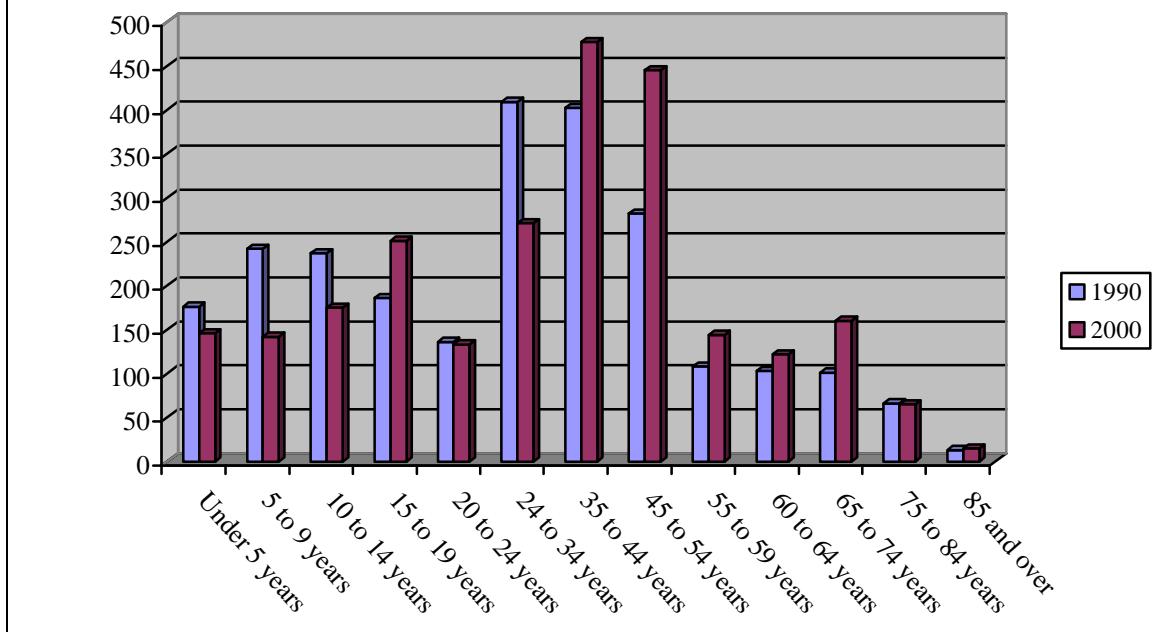
belonging to this age group are likely to leave Jackson Township in the next five years, pursuing either education or job opportunities. On the other side, all age groups 44 and older experienced an increase. That is why it is important to consider alternative housing options for elderly when planning for future residential development. Unless in-migration takes place and population trend change, Jackson Township can experience potential population loss in future years.

Table 3. Age Structure

Age Group	1990	2000
Under 5 years	176	146
5 to 9 years	242	172
10 to 14 years	237	175
15 to 19 years	186	251
20 to 24 years	136	133
25 to 34 years	409	271
35 to 44 years	402	477
45 to 54 years	282	445
55 to 59 years	108	144
60 to 64 years	103	122
65 to 74 years	101	160
75 to 84 years	66	65
85 years and over	13	15
Total	2,461	2,576

Source: U.S. Census Bureau, 1990 and 2000

Chart 2. Age Structure of Jackson Township



Source: U.S. Census Bureau, 1990 and 2000

3. Educational Attainment

A limited amount of data regarding the social characteristics of the population has been released from the 2000 Census. The data on educational attainment of the Jackson Township population is based upon the 1990 Census.

In 1990, approximately 63 percent of Jackson Township residents age 25 and older had obtained at least a high school diploma compared to 76 percent in the State of Ohio. It is interesting to point out that 14.7 percent of Jackson Township has less than 9th grade education compared to 7.9 percent in Ohio. Nearly 14 percent had attended some college and 10 percent were college graduates while the State of Ohio had 22 percent college graduates. Jackson Township had 3.6 percent residents with bachelor's degree compared to 11.1 percent in Ohio.

Table 4. Educational Attainment: Persons 25 year and Older

	1990 Population		Percent	
	Jackson Township	Ohio	Jackson Township	Ohio
Persons 25 years and over	1,371	6,924,764	100.0%	100.0%
Less than 9 th grade	202	546,954	14.7	7.9
9 th to 12 th grade, no diploma	309	1,137,934	22.5	16.4
High school graduate	531	2,515,987	38.7	36.3
Some college, no degree	188	1,179,409	13.7	17.0
Associate degree	29	369,144	2.1	5.3
Bachelor's degree	49	767,845	3.6	11.1
Graduate or professional degree	63	407,491	4.6	5.8

Source: U.S. Census Bureau, 1990.

4. Household Income

The data regarding the household income for Jackson Township and Clermont County is obtained from the 1990 Census. The greatest number of households in Jackson Township fell into the \$50,000 to \$74,999 range while the greatest number of households in Clermont County fell into the \$35,000 to \$49,999 range. Jackson Township has no households with a household income of more than \$100,000. The median household income for Jackson Township was \$31,333. The median household income for Clermont County was \$32,465. The data shows that 36 percent of the population has household income less than \$25,000. This indicates that affordable housing should be an important part of future residential development planning.

	Households		Percent	
	Jackson Township	Clermont County	Jackson Township	Clermont County
Less than \$5,000	51	2,342	6.5%	4.4%
\$5,000 to \$9,999	40	3,460	5.1%	6.5%
\$10,000 to \$14,999	38	3,907	4.9%	7.4%
\$15,000 to \$24,999	152	9,258	19.5%	17.5%
\$25,000 to \$34,999	162	9,580	20.8%	18.1%
\$35,000 to \$49,999	114	10,899	14.6%	20.6%
\$50,000 to \$74,999	183	9,707	23.5%	18.4%
\$75,000 to \$99,999	40	2,412	5.1%	4.6%
\$100,000 to \$149,999	0	969	-	1.8%
\$150,000 or more	0	362	-	0.7%
Total households	780	52,896	100.0%	100%
Median household income (dollars)	31,333	32,465		

Table 5. Household Income in 1989, Jackson Township and Clermont County

Source: U.S. Census Bureau, 1990.

5. Residential Development Trend

Between 1990 and 2000 the total number of housing units in Clermont County increased by 20.7 percent. Jackson Township increase in total housing units was 16.6 for the same time period.

In the year 2000, there were 946 total housing units in Jackson Township with an average household size of 2.86 persons. There were 46 vacant housing units. The Census data shows that there were 6 housing units used for seasonal, recreational, or occasional use.

In 1990, Jackson Township had 811 total housing units with an average household size of 3.14 persons. There were 28 vacant housing units and 4 housing units were used for seasonal, recreational, or occasional use.

It is important to compare the increase in population between 1990 and 2000 with the increase in total housing units for the same period. The population in Jackson Township increased by 5 percent while the total housing units increased by almost 17 percent. This can be attributed to an average household size number being reduced from 3.14 persons in 1990 to 2.86 persons per household in 2000.

Table 6. Total Housing Units

	Total housing units		% Change 1990 to 2000
	1990	2000	
Jackson Township	811	946	16.6
Clermont County	55,315	66,767	20.7

Source: U.S. Census Bureau: 1990 and 2000

Jackson Township has a high percentage of owner-occupied units. In 1990 Jackson had 81.1 percent of owner-occupied housing units comparing to 72.1 percent and 67.5 percent in Clermont County and the State of Ohio respectively. According to the 2000 Census information, 88.7 percent of the total occupied housing units in Jackson Township were owner-occupied. There were 74.7 percent of owner-occupied units in Clermont County and 69.1 percent in the State of Ohio. Table 7 illustrates the percentage of owner occupied and renter occupied units in Jackson Township, Clermont County, and the State of Ohio during the period between 1990 and 2000.

The high percentage of homeowners in Jackson Township indicates that this is a stable community with low percentage of transient population.

Table 7. Occupancy and Tenure: 1990 and 2000

Homeownership	Year	Owner-occupied housing units	Renter-occupied housing units	% owner-occupied	% renter-occupied
Jackson Township Clermont County Ohio	1990	635	148	81.1	18.9
	1990	38,028	14,698	72.1	27.9
	1990	2,758,149	1,329,397	67.5	32.5
	Year	Owner-occupied housing units	Renter-occupied housing units	% owner-occupied	% renter-occupied
Jackson Township Clermont County Ohio	2000	798	102	88.7	11.3
	2000	49,339	16,674	74.7	25.3
	2000	3,072,522	1,373,251	69.1	30.9

Source: U.S. Census Bureau, 1990 and 2000

Single-family detached homes comprised 82 percent of the housing units in Jackson Township. Multi-family residences of 2 to 4 units comprised 1.2 percent. Manufactured houses comprised 15.8 percent of residences.

Table 8. Housing Structures: 1990

Housing Structure	Number	Percent
1-unit detached	666	82.1
1-unit attached	6	0.7
2 to 4 units	10	1.2
5 to 9 units	0	0
10 or more units	1	0.1
Mobile home, trailer or other	128	15.8
Total	811	100.0

Source: U.S. Census Bureau, 1990 and 2000

It is important to notice that between 1995 and 2000 a relatively high percentage of total residential permits were issued for manufactured housing. The percentages seem to fluctuate from year to year.

Table 9. Permits for Single Family Detached and Manufactured Houses in Jackson Township, 1995-2000

Year	Total Residential Permits	Single Family Detached	Manufactured Houses	% Manufactured Houses
1995	22	12	10	45
1996	21	18	3	14
1997	15	11	4	27
1998	21	13	8	38
1999	34	24	10	29
2000	30	17	13	43

Source: Jackson Township Zoning Commission, 2002

6. Schools

A local school district plays a significant role in a community's life. Quality of local schools is one of the aspects of a community that people carefully examine before they decide on moving into that particular area.

Jackson Township is divided between two school districts: Williamsburg and Clermont-Northeastern Local. Map 10 illustrates the geographical areas covered by these two school districts.

Ohio law calls for each school district to receive a performance rating. Every year school districts are rated based on the number of performance standards met. In the State of Ohio there are 27 performance goals/standards for public education.

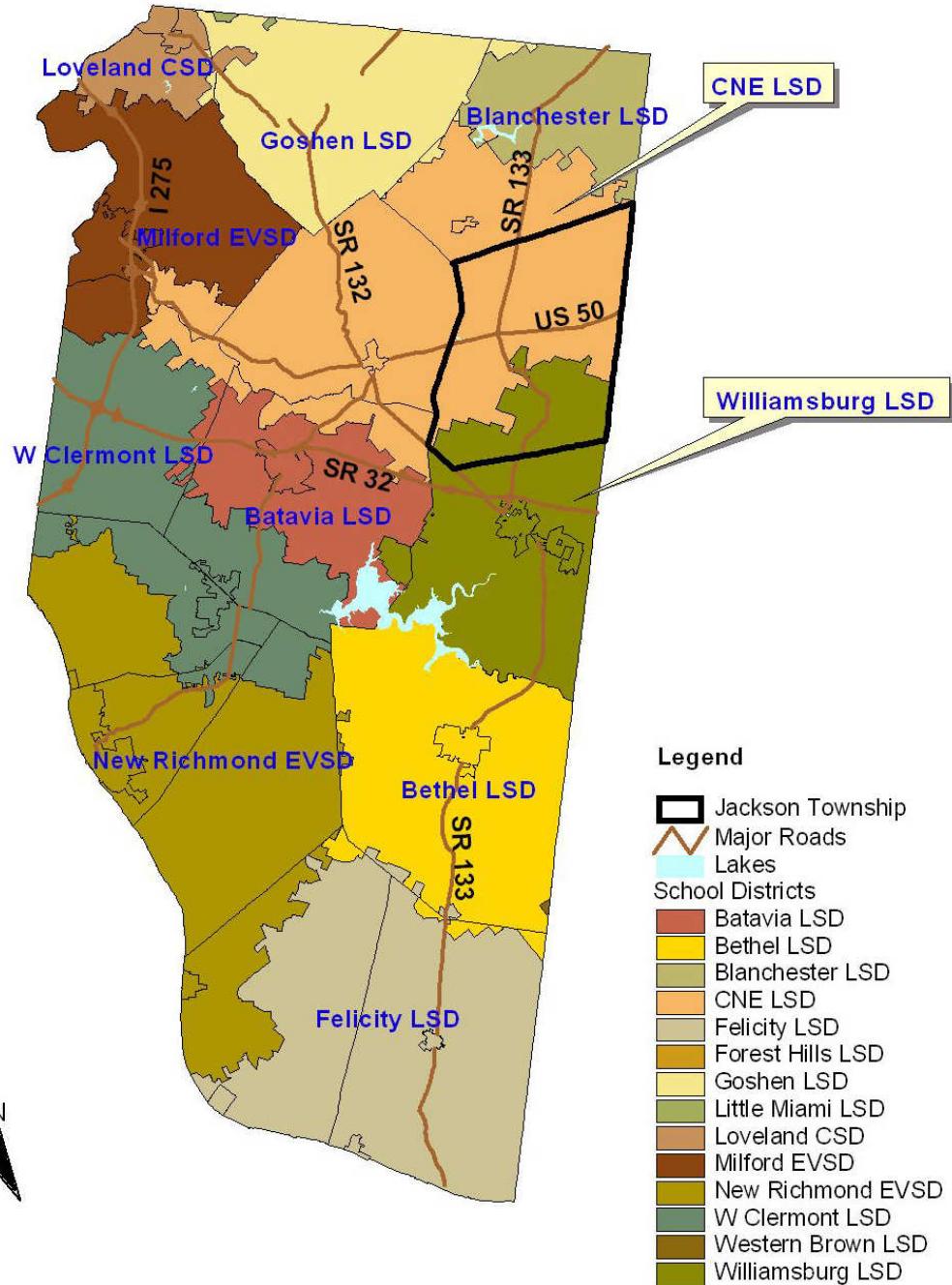
According to the Ohio Department of Education, Williamsburg school district met 11 performance standards in the 1999-2000 school year. This level of performance met the requirements for "Academic Watch". In 2001-2002, the same school district met 17 performance standards and it is rated as "Continuous Improvement".

Based on Local Report card for the 1999-2000 school year, the Clermont-Northeastern school district met 15 performance standards. The school district was rated

“Continuous Improvement”. In 2001-2002, Clermont-Northeastern school district met 17 performance standards and continued to be rated as “Continuous Improvement.”

If the proposed new development is completed in Jackson Township, it could have significant impact on school enrollment, particularly in the Clermont North Eastern local school district. It should be further examined to determine if the present school capacity can accommodate additional numbers of children.

Map 10: School Districts in Jackson Township and Clermont County



SWOT Analysis of Jackson Township

(Strength-Weakness-Opportunities-Threats)

The planning process for the creation of a land use study in Jackson Township completed in June 2002 involved public participation. The focus group sponsored by the Jackson Township Zoning Commission was asked to identify the issues facing this community. Residents were asked not only to express their concerns for the Township's future, but also to identify existing potentials and the positive aspects of their community. In community visioning practice this approach is known as the SWOT analysis. It consists of gathering information on four aspects of community life. Those are: the community's strengths, weaknesses, opportunities and threats. Jackson Township residents were able to identify numerous issues within each of these four categories. One of the results of the SWOT analysis for Jackson Township was the identification of priority issues within each category. The Zoning Commission has reaffirmed these issues.

Strengths of Jackson Township

1. Location and Accessibility

One of Jackson Township's strongest assets is its accessibility to the Greater Cincinnati Metropolitan Region. The proximity of Jackson Township and its easy access via Interstate highway to downtown Cincinnati and The Northern Kentucky International airport are important characteristics of this community.

2. Potential for Development

Jackson Township has plenty of land with the potential of being developed in the future. There is a lot of open space and flat land that offer numerous growth options. Being a desirable location and having a good roadway system increase the Township's attractiveness from a development point of view.

3. Rural Character

The number of communities in the United States that can claim rural character as their comparative advantage over other communities is declining. Fortunately, Jackson Township can still regard rural character as a strong asset. Beautiful green space, scenic areas, peaceful surroundings and a general atmosphere of privacy are some of the characteristics of this Township. It is important to add a low crime rate as another strong advantage of Jackson Township over other communities in the Cincinnati Metropolitan Region.

4. Agriculture

Jackson Township residents consider agriculture to be one of the strengths of their community. Activities associated with agricultural production are viewed to be the most important characteristics relating to the rural character of the Township.

5. Strong Local Government Services

Jackson Township residents share pride in their local government and the services that it provides. The quality of the fire department and schools stand out among other services.

6. Sense of Community

Part of Jackson Township's identity is a prevailing sense of community. Residents identify with their community and have a strong sense of ownership.

Weaknesses of Jackson Township

1. Lack of Commercial/Industrial Development

Jackson Township lacks local businesses that would provide residents a variety of services. It is evident that the community needs professionals such as doctors or dentists. Also, there is no major industry or employer in the Township. This leads to low tax base

from which to support schools, fire department or emergency medical services in the Township. The lack of both commercial and industrial development forces residents to commute to other parts of the Greater Cincinnati Metropolitan Region in order to receive service or employment. This creates an increase in traffic on both main and secondary roads.

2. Control of Development

Having recognized the potential for development that their Township has, residents also noted that such development can make the community vulnerable to uncontrolled development. Zoning regulations of 2007 have adjusted the Planned Development requirements which provide more control over development.

3. Infrastructure

Currently, Jackson Township has no sanitary sewers. Residents consider lack of water/sewer infrastructure and internet high-speed connection a major weakness in their community. Poor quality cellular phone connections and a lack of an alert service for severe storms are also mentioned as potential weaknesses. However, it should be noted there has been improvement in cellular phone and high speed internet over the past four years.

4. Image

Residents of Jackson Township are concerned about the perception of their township. The lack of commercial or cultural activities might create a negative image for the community and positions it as a community centered only around agricultural activities.

Opportunities of Jackson Township

1. Opportunity for Development.

Jackson Township has the largest parcel of undeveloped contiguous land in Clermont County. Jackson Township is fortunate to border Wayne, Stonelick, Batavia and Williamsburg townships as well as Brown County. The leaders of these bordering communities are interested in cooperation with Jackson Township on a number of development issues.

2. Opportunity for Effective Development Compatible with Agriculture

Jackson Township residents have a unique opportunity to go through a process of planning the future development of their community. They believe that development that would encourage mixed land use would be the most effective for the Township. Since the rural character of the community is its distinctive feature, residents would welcome new development that is compatible with agricultural activities and the overall natural characteristics of the area. They would like to see more people move in but the development should not follow a haphazard or arbitrary pattern. Residents see planned, effective development that is compatible with the rural character of Jackson Township as an opportunity to best promote the interest of community.

Threats for Jackson Township

1. Irresponsible Development

Residents recognized that there were some downsides to the Township's growing opportunities for development. Not having a good development plan can create numerous problems for the community. Residents are concerned about the potential conflict between agriculture activities and new development. There is also a fear of losing the existing close community feeling due to new residential development. The potential

growth in population may stress safety services. On the other hand, residents were aware of the fact that preventing development from taking place in the Township can be counterproductive. They stressed the importance of understanding both the balance and implications of development.

2. Potential Loss of Balance in Housing Types

Jackson Township residents do not want to see one type of housing prevails in their community. They believe that a mixture of housing types would be in the best interest of their township.

Future Land Use Plan

The Land Use Plan for Jackson Township, Ohio must be based on long range goals and objectives as set forth and supported by the residents of the Township. The following land use plan has been formulated based on an analysis of

1. Existing conditions in Jackson Township.
2. A review of previous planning studies in the community and neighboring townships (including) Jackson Township Land Use Plan 2002, Growth Management Plan, Stonelick Township, and Batavia Township Growth Management Plan.
3. Public feedback obtained through community meetings sponsored by the Jackson Township Zoning Commission and one-to-one interviews with public officials in the County.

The planning horizon for this plan coincides with the planning span for the Clermont County Water and Sewer District's infrastructure projects. It is recommended that the plan is revisited and reexamined every five years.

Goal 1. Protect the rural character of Jackson Township without sacrificing the needs for new development.

Objectives:

- Shape development around the natural features of the community
- Protect environmentally sensitive areas in the Township from being developed
- Prevent unplanned, haphazard development patterns from taking place in the Township
- Maintain the Township's farmland heritage

Goal 2. Ensure development that is compatible with agriculture

Objectives:

- Work with the County and other organizations to maintain the Township's farmland heritage such as purchase of development rights, land trusts, and identify farm land history.
- Encourage residential, commercial, and industrial development in areas with existing infrastructure

Goal 3. Ensure development that meets the need of Jackson Township residents

Objectives:

- Identify potential neighborhood commercial centers
- Encourage conservation subdivision design
- Encourage mix land use development

Goal 4: Ensure more involvement of Jackson Township officials in issues regarding future infrastructure projects

Objective:

- Assess the impact of proposed water/sewer projects on different aspects of the Township's life
- Encourage collaboration with other units of government such as: county and state government, and school districts

Goal 1. Protect the rural character of Jackson Township without sacrificing the need for new development	Implementation Strategies
Prevent residential and commercial development from splitting large parcels of agricultural land (farmland fragmentation)	Make Plan Unit Development more attractive for developers. Revisions to the Zoning Resolution Conservation subdivision design
Shape growth around the natural features of the community	Conservation subdivisions
Protect environmentally sensitive areas from being developed	Enforcement of 100-year floodplain Wetland permits
Prevent unplanned, haphazard development patterns from taking place in the Township	Coordination with officials planning water and sewer extensions Land use plan Coordination with Clermont County Planning Commission
Maintain the Township's farmland heritage	Planning for water and sewer extension Transfer of Development Rights Land use plan Conservation easement Tax-credit programs

Goal 2. Ensure development that is compatible with agriculture	Implementation Strategies
Encourage residential, commercial, and industrial development to happen in areas with existing infrastructure	Neo-Traditional subdivisions Density bonuses
Work with the County and other organizations to maintain the Township's farmland heritage	Coordination with Clermont County and other organizations and State of Ohio

Goal 3. Ensure development that meets the needs of Jackson Township residents	Implementation Strategies
Identify potential neighborhood commercial centers	The Obtain a study of Marathon and Monterey and their potential to be developed as neo-traditional communities
Encourage conservation subdivision design	Planned Unit Development Revisions to the Zoning Resolution Cooperation with Clermont County Planning Commission
Encourage mix land use development	Planned Unit Development Revisions to the Zoning Resolution
Provide diversity of housing options	Neo-Traditional development

Goal 4. Ensure more involvement of Jackson Township officials in issues regarding future infrastructure projects	Implementation Strategies
Assess the impact of proposed water/sewer projects on different aspects of the Township's life	Coordination with Clermont County Water and Sewer District Fiscal Impact Analysis
Encourage collaboration with other units of government such as: county and state government, and school districts	Coordination with Clermont County and the State of Ohio officials. Coordination with the Williamsburg and the Clermont-Northeastern school district

Development Assumptions

The planned extension of the sewer line to serve the upcoming “White Farm” development will open Jackson Township for development. With the extension of sewer lines in Jackson Township, suburban development is encroaching upon this community. Growth pressure will come primarily from the south and migrate north from State Route 32. Development will provide an additional stress on the Township fiscal policy, services, schools, and infrastructure. It will impact the quality of the rural environment as a place to live.

Jackson Township has the largest parcel of contiguous undeveloped land in Clermont County. Soil conditions, wetlands, a closed hazardous waste facility, prime agricultural land and floodplains are some of the development constraints and must be taken into consideration when planning for new development.

Jackson Township officials have limited powers to manage and control future development. An effective land use plan that supports the Township Zoning Resolution is the most important development control tool available for the Township. The County government, through its different departments, has several ways to influence the pattern of development in Jackson Township. Water and sewer availability have an essential role in determining the direction of growth. The Clermont County Water and Sewer District has plans for water and sewer capital improvement projects. It is advisable that Jackson Township officials find ways to be more involved in the procedures for evaluation and approval/denial of future infrastructure project in the Township. The County can also influence the type of development in Jackson Township through subdivision regulations, Building Department regulations and Health District requirements. That is why it is important that a strong cooperation exist between the Township and County officials.

Policy Area Plan

Jackson Township land use plan divides the community into six policy areas.

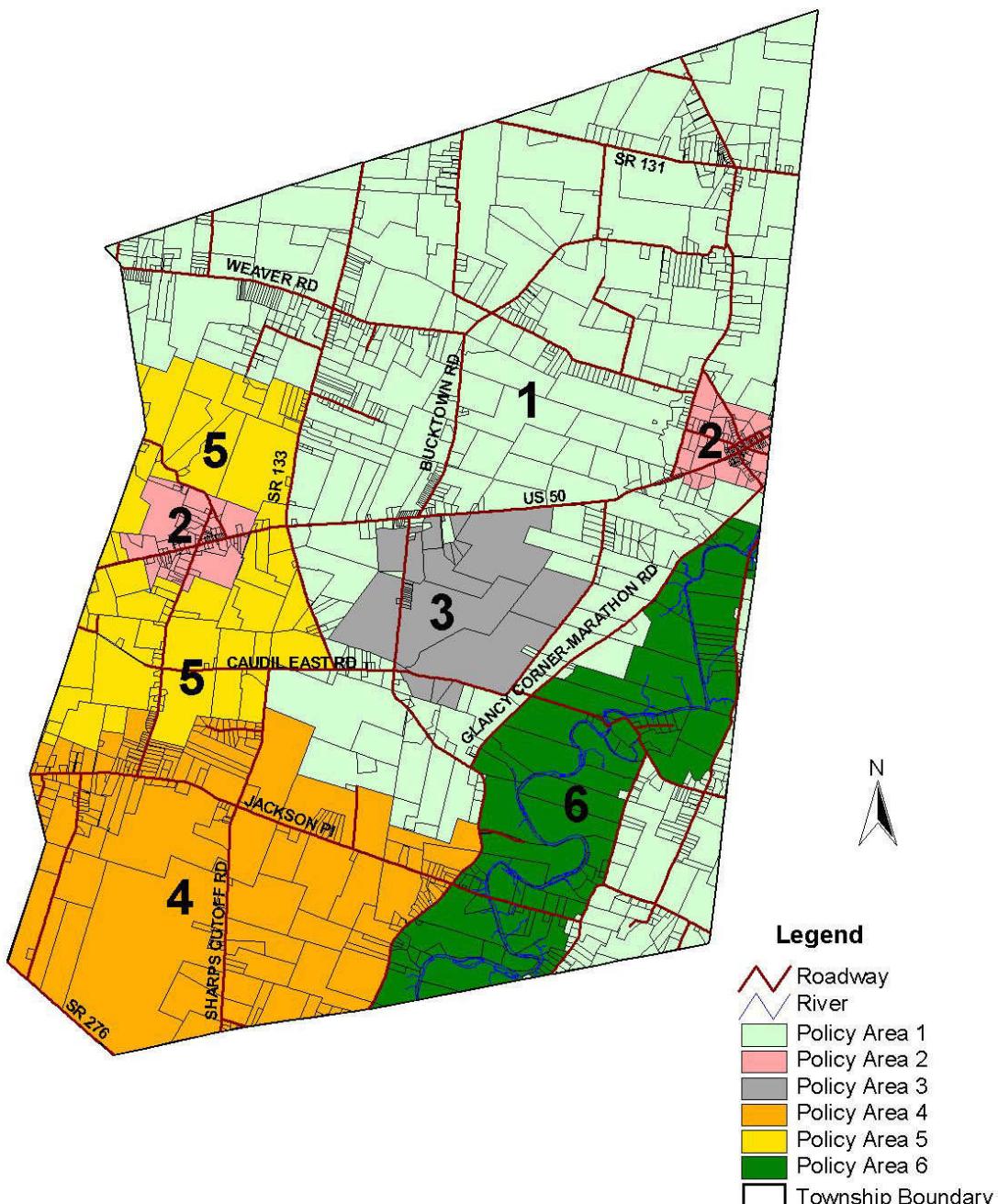
Table 10 illustrates the proposed policy areas.

Table 10. Policy Areas in Jackson Township

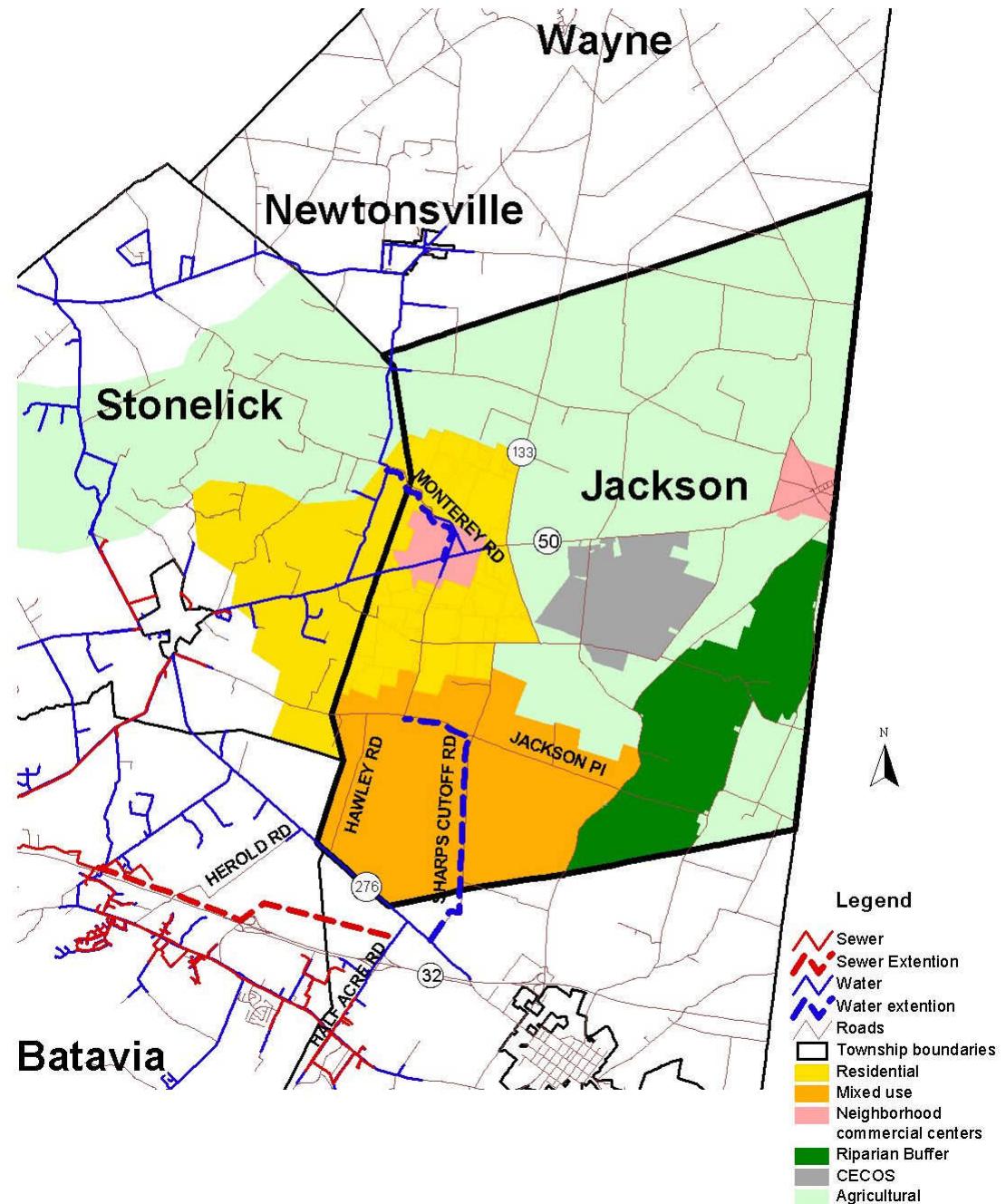
Policy area 1:	Agriculture, residential, vacant or undeveloped land are the predominant land uses in this policy area.
Policy area 2:	Monterey and Marathon
Policy area 3	CECOS Restricted deed area
Policy area 4:	The area that can conceivably be served with public sewer. It includes the upcoming White Farm Development
Policy area 5	This area is adjacent to Stonelick Township
Policy area 6	The area around The East Fork of the Little Miami River and its tributaries

Map 11 identifies the location of six policy areas. A brief description and the recommendations for each policy area are provided below. Map 12 provides the broader context for six policy areas in respect to planning in a neighboring community (Stonelick Township) and the proposed and existing infrastructure projects.

Map 11. Policy Area Plan



Map 12. Policy Area Plan in Relation to Neighboring Communities and Infrastructure Projects



Policy Area 1

Agriculture, low density residential, vacant or undeveloped land are the predominant land uses in this policy area. It is not likely that policy area 1 is going to receive sewer service in the near future. Land uses in this area should be confined to agriculture and rural density residential uses.

Policy Area 1 should remain as our present Zoning Regulations require and conservation development should be encouraged.

Policy Area 2

Policy area 2 is located in Monterey and Marathon. Currently many services are not available in Jackson Township due to small population number. However, there are some indications that population will increase in the upcoming years. There is even a possibility of a significant increase in the Township population in a short period of time. It is advisable that the community designate locations that can serve as neighborhood commercial centers. A study of Marathon and Monterey should be conducted in order to determine their potential for development as neighborhood commercial centers. The possibility of having neo-traditional design in Policy area 2 should be considered. The neo-traditional concept reintroduces the idea of a small town/village atmosphere, walkable town/village centers, and mixed-use neighborhoods.

The main obstacle to creating neo-traditional communities in Marathon and Monterey is the lack of a sanitary sewer system. More research is needed in order to determine if neo-traditional design is possible in communities without a sanitary sewer system.

A study of market demand is also recommended in order to identify if the market would support the creation of neighborhood commercial centers. Regardless of the

study's result, commercial development along US 50 should be confined to Monterey and Marathon so as not to create a commercial strip.

Policy Area 3

Policy area 3 includes the closed hazardous waste facility [currently owned by Allied Waste] and may include certain surrounding parcels owned by the same company that owns the facility. The Zoning Resolution identifies 207 acres as a restricted deed zone. It is recommended that surrounding parcels are restricted from development also and serve as a buffer zone between the facility and the rest of community. The buffer around the facility does not necessarily have to be deprived of any use. This land can be preserved as open space that is used for recreational or farming purposes.

Policy Area 4

Policy area 4 encompasses the part of Jackson Township that can conceivably be served with public sewer. It is located in the southwest corner of the Township and includes the upcoming White Farm development. Beside the proposed sewer extension, this part of the Township is expected to experience significant growth because its proximity to SR 32 which is one of the most important transportation routes in Clermont County.

The availability of a sanitary sewer system enables an increase in residential, business, and commercial densities. Currently, the Jackson Township Zoning Resolution requires minimum lot size of $\frac{3}{4}$ of an acre in areas served by public sewer.

It is recommended that Policy area 4 encourages mixed-use development through Planned Unit Development option included in the Zoning Resolution. The mixed-use

policy area is designated to permit both generalized business and commercial uses, and a variety of residential densities.

Policy Area 5

Policy area 5 in Jackson Township should remain reserved for residential use. This is consistent with adjacent Township Land Use Plans. The minimum lot size will be determined in regard to on site treatment systems since it is not likely that this area will receive a sanitary sewer system. Currently, the Zoning Resolution requires a minimum lot size of 1 acre when not served by sanitary sewers.

The use of conservation subdivisions should be encouraged in Policy area 5.

Policy Area 6

Policy area 6 is made up of the East Fork of the Little Miami River and the riparian corridor along it. Both Jackson Township and Clermont County consider this area of great significance for the community. The Jackson Township Zoning Resolution has provisions for the creation of a Water Source Overlay District whose goal is reducing the risk of contamination of the public water supply. The Water Source Protection Overlay District lies within the Watershed of the East Fork of the Little Miami River upstream of Harsha Lake (Jackson Township Zoning Resolution). Policy Area 6 should be protected from unwise development. This can be done to some extent by following the existing regulations regarding the development in a 100-year floodplain. In order to protect the riparian corridor, policy area 6 should be targeted for the purchase of development rights through the transfer of development rights system. Conservation

easement and tax-credit programs are also available to Ohio communities interested in restricting development in environmentally sensitive areas.

Implementation Strategies

Open Space Developments

Open space development design enables communities to shape growth around their natural or cultural features. These developments are variations of “clustering” method used to preserve green spaces. This land use practice has been used for years by the designers of golf course communities. In the case of open space developments, the golf course is substituted for by farmland, woodlands, streams and other natural features or environmentally sensitive areas of a community. The following is how Rendall Arendt, the author of this innovative technique, describes how his approach differs from traditional subdivision design:

“The trick is to rearrange density on each development parcel as it is being planned so that only half (or less) of the buildable land is consumed by house lots and streets.”

When examining the existing zoning ordinance, Rendall suggests that communities should pay attention to the following:

“*Density Standards – Separating Lot Size from Density.*” A minimum lot size should not be used to regulate density. Instead density should be determined as “the maximum number of dwellings permitted for the buildable acreage involved.”

“*Density Standards-Accounting for Environmental Constraints*”. When calculating the density of future development, ordinances should not just divide the total land by dwelling unit. According to some ordinances, no more than a certain percentage

of an owner's parcel can be constrained for development due to its physical characteristics. That is why if someone's parcel contains a large portion of land unsuitable for development, he or she is given "an unintended density bonus". To prevent this from happening conservation zoning requires that the land that cannot be developed due to physical constraints should be subtracted from the total land area before dividing it by dwelling unit.

"Minimum Permitted Lot sizes" The percentage of open space is directly proportional to the permitted lot size. The smaller the permitted lot size, the bigger the percentage of open space. However, the overall density is always kept at the certain level.

"Minimum Frontages and Setbacks" Conservation subdivision design considers unreasonably large frontages and setbacks unnecessary consumption of land. Smaller frontages and setbacks create more walkable subdivisions which also contribute to a greater sense of community.

"Minimum Required Open Space" Some zoning ordinances include wetlands, floodplains, and steep slopes into required open space. These spaces have very limited usability. Conservation zoning is concerned not only with the quantity of open space but with the quality as well.

There is extensive literature written on how to incorporate open space development standards to community's zoning ordinances. If Jackson Township decides to pursue this development option, both potential developer and the Township have to become more familiar with the process.

Overlay zoning district

Overlay zoning district provide more choice over densities and design than traditional zoning. The overlay zoning district might identify an overall density for an area and leave the specific mix of densities up to the developer.

Planned-unit development

Similar to overlay zoning district, PUDs provide developers with more flexibility especially in the realm of design. The difference between PUDs and overlay zoning district is that PUDs consider each project individually while overlay zoning districts allow for permitted uses throughout the district.

Transfer of Development Rights

The Transfer of Development Rights Program is used to preserve agricultural land and open space. Prime farmland or areas that are considered to be a community's assets in terms of its rural and scenic character are established as a "sending zone." The purchaser buys the development rights of the seller's property within the "sending zone". It means that no future development or subdivision of land is permitted in the "sending zone". In return, the purchaser is allowed to have a higher density development in areas designated as "receiving zone". In case of Jackson Township, Policy areas 4 and 5 can be established as "receiving zones" designated to accept higher densities. The mixed-use growth area that will be served by sanitary sewer is especially convenient to accommodate increased residential and commercial densities. Transfer of Development Rights Program can be implemented only through intergovernmental cooperation. Local, County, State, and Federal funds would provide financial support for this program.

Purchase of Development Rights

PDR is a voluntary program involving the sale of the development right while leaving all the remaining rights as before. The purchase funds may come from a government entity or land trust. A permanent deed restriction is placed on the property which restricts in perpetuity the type of activities that may take place on the land, ensuring that the parcel will remain open (green) space or agricultural forever. The purchasing agency retires the development rights.

Agricultural Easement

Agricultural easement protects farmland while keeping the land in private ownership and on local tax rolls. Its objective is to compensate farmers for keeping their land in agricultural production. This program provides farmers with income, property, and estate tax reductions. A public agency, such as a local government, or a private conservation organization (a land trust) can enact the program in conjunction with the individual owner. More information on funding sources to purchase agricultural or conservation easement is available from the American Farmland Trust's Farmland Information Center

Tax Credit Program

Tax credit program gives property owner tax incentives to keep his land in agricultural production or in open space.

Neo-Traditional Development

Neo-traditional Development is a community design that promotes pedestrian-centered neighborhoods with primary social and economic facilities within a five-minute walk and mixed land uses within neighborhoods. Neo-traditional development provides the variety of housing options. The affordable housing looks like the market-rate housing. It is not segregated and it is not clustered in large numbers. Neo-traditional design proposes one affordable unit to ten market-rate units. Mixed-use neighborhoods offer a mixture of houses, outbuildings, shops, restaurants, offices, and warehouses.

Table 11 illustrates the difference between conventional suburbs and neo-traditional neighborhood design.

Table 11. Neo-Traditional Neighborhood vs. Conventional Suburb

Neo-Traditional Neighborhood	Conventional Suburb
compact, high density	low density, spread out
sidewalk	highway
pedestrian	car
Main Street	shopping mall
5 minute walk	car trip
buildings close to street	buildings set back
parallel street parking	parking lots
grid streets	collector roads and cul-de-sacs
mixed use	segregated

Source: <http://www.pbs.org/newshour/newurbanism/#>. Accessed. May 8, 2002.

Conclusion

It is recommended that every five (5) years the residents of Jackson Township, led by the township zoning commission procedure, go through the process of land use planning for their community. The Land Use Plan is designed to assist residents of the township in shaping and controlling development. Having reviewed and adopted the updated plan, both residents and officials know what is expected of them in the future.

It is recommended that the Jackson Township Zoning Resolution be revisited and updated, following the standard legal procedures, at least every five (5) years to be consistent with the updating of the Land Use Plan.

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