HARRISON TOWNSHIP

Development & Land Use Plan

ADOPTED
MARCH 9, 2023
RESOLUTION NO. 56-2023

ABSTRACT

This long-range development and land use plan for Harrison Township includes Guiding Principles, recommendations for development management, and a flexible and visionary land use plan to create significant change and reinvestment in our community. This document is an element along with the Strategic Plan and additional elements such as a transportation plan, parks and open space plan which will contribute to the Township's comprehensive plan. The purpose is to create significant change and reinvestment in our community.

Emily Crow, AICP
Development Director

RESOLUTION NO. 56-2023

RESOLUTION ADOPTING THE 2022 HARRISON TOWNSHIP DEVELOPMENT AND LAND USE PLAN

WHEREAS, the Ohio Revised Code Section 519.02 authorizes the Board of Township Trustees to regulate development of lands within the unincorporated territory by resolution, in accordance with a comprehensive plan,

WHEREAS, the Ohio Revised Code Section 519.05 states that the Zoning Commission is responsible for the creation and recommendation of that comprehensive plan or zoning plan, and

WHEREAS, the Harrison Township zoning plan had not been updated since 1992, and the *2020 Strategic Plan* established goals to improve the zoning enforcement and community appearance, as well as provide direction for reinvestment in the community, and

WHEREAS, the Harrison Township Zoning Commission conducted public review and due consideration from June to October of 2022 and recommended to the Board of Trustees the *2022 Harrison Township Development and Land Use Plan*, ZC-03-2022 on **October 20, 2022**, and

WHEREAS, the Board of Trustees with all due diligence and having held multiple public hearings, has accepted and amended the Zoning Commission's recommendations.

NOW, THEREFORE, BE IT RESOLVED the Harrison Township Board of Trustees adopts the ***2022 Harrison Township Development and Land Use Plan*** to serve as the township's zoning plan until amended or repealed.

HARRISON TOWNSHIP BOARD OF TRUSTEES

Danielle Bradley

Danielle Bradley, President

Roland Winburn

Roland Winburn, Vice President

Georgeann Godsey

Georgeann Godsey, Trustee

I hereby certify that **Resolution No. 56-2023** was adopted by the Harrison Township Board of Trustees at their meeting on **March 9, 2023**.

Craig A. Jones

Craig A. Jones, Fiscal Officer

Table of Contents

EXECUTIVE SUMMARY 1
Overview 1
Related Documents 1
Existing/Preceding 1
To Be Completed 1
In this Plan 1
Guiding Principles 2
Development Plan 2
Land Use Plan 2
Implementation 2
Guiding Principles 2
Prepare 2
Prosper 2
Elevate 2
Communicate 2
Serve 2
Development Plan 3
Planning Strategy Areas 3
Growth Management 4
Protect and Enhance 6
Stabilize 7
Redevelop 9
Important Development Terms 11
Land Use Plan 13
Future Land Use 13
Future Land Use Map 13
Civic and Open Spaces 14
Neighborhoods 15
Mixed Use Activity Centers 19
Manufacturing/Industrial 22
Implementation 23
Short-Term Work Program (6 months-18 months) 23
Regulations, Guidelines & Standards 23
Plans & Studies 23
Initiatives and Efforts (Programs) 23
Capital Improvements 23
Plan Maintenance 24
Annual Review 24
Five-Year Review 24
Ten-Year Update 24

EXECUTIVE SUMMARY

Overview

The Harrison Township Development & Land Use Plan is a part of the Township's implementation of the Strategic Plan. This document presents essential guidance for the Township in consideration of funding priorities to encourage reinvestment, stabilization, and preservation within the community. It also serves as the township's land use plan which is required by the Ohio Revised Code to support local zoning administration. The Township has not had an updated Land Use Plan since 1992. Traditionally, land use plans are updated at least every 10 years, and, in many communities, they are monitored and updated in 5-year intervals as market conditions change. The lack of a current land use plan has held the township back as developers are typically uninterested in locations where the development process is unpredictable and unclear.

The township also has obsolete zoning regulations which are impractical to enforce and have resulted in more non-conformance than compliance with the regulations. When the Township started their efforts to plan, they completed the Road Map which documented the current trends and forces impacting the community. The Road Map was followed by the adoption of The Strategic Plan which laid out even more specific guidance for how the Township wanted to approach policy decisions. This is the third document in this series, and it will be followed by future plans, and studies on various topics and areas to continue to support improvements within Harrison Township neighborhoods and business districts.

Related Documents

Existing/Preceding

1. 2020 Harrison Township Planning Road Map: Planning Analysis and Assessment
2. 2021 Harrison Township Strategic Plan: Planning Framework
3. 2022 Harrison Township Development and Land Use Plan

To Be Completed

1. Annual Departmental Work Programs and Budgets
2. Parks and Open Space Plan
3. Road Plan
4. Community Enrichment Plan
5. Neighborhood and Corridor Plans
6. Monitoring and Updating these Documents

In this Plan

This document contains guiding principles for development and land use, and includes two geographic plans: the development plan and a land use plan. All three elements are based on the recommendations and guidance from the Road Map and Strategic Plans. This document should be monitored annually for accomplishments, and updated as needed.

Guiding Principles
Present a cohesive vision for the future and are the fundamental principles to which the township aspires to when considering development and land use decisions.

Development Plan
Presents a mapped plan to guide development policies in various areas of the township, this will help the township prioritize and tackle the various issues in the community using tools and programs.

Land Use Plan
Presents a mapped plan and character guidelines for how land in the township should be used to maintain neighborhood character and provide the housing, businesses, and amenities we all need.

Implementation
Presents the methods and tools to implement the recommendations of the plan, and establishes a method to monitor and maintain this document.

GUIDING PRINCIPLES

Prepare
Establish proactive government policies to prepare the Township for uncertain futures and embrace opportunities as they arise to make the most of our limited resources.

Prosper
Foster prosperity in the Township through our actions so that our citizens, businesses, and organization thrive and reach our full potential.

Elevate
Aspire to elevate our assets to improve the image of the Township and set a high bar for our future.

Communicate
Provide clear and timely communications to our citizens, businesses and within our departments to be transparent and understand complex community needs.

Serve
Provide exceptional service to our citizens and businesses by striving to be community minded and serve with pride. Harrison Township is what we make it.

DEVELOPMENT PLAN

Planning Strategy Areas

The planning strategy areas define geographic areas in which the township will employ specific approaches to development and investment. These areas correlate to the future land use plan map and recommendations, and the township's zoning resolution. However, it goes deeper into strategy and tools beyond just zoning resolution and property maintenance code implementation/enforcement and directs the township on other methods more common in economic and community development departments to encourage investment and revitalization of the community. The primary drivers behind this strategy are the township's strategic plan objectives that focus on image, and prosperity to improve property values and raise the bar for our community.

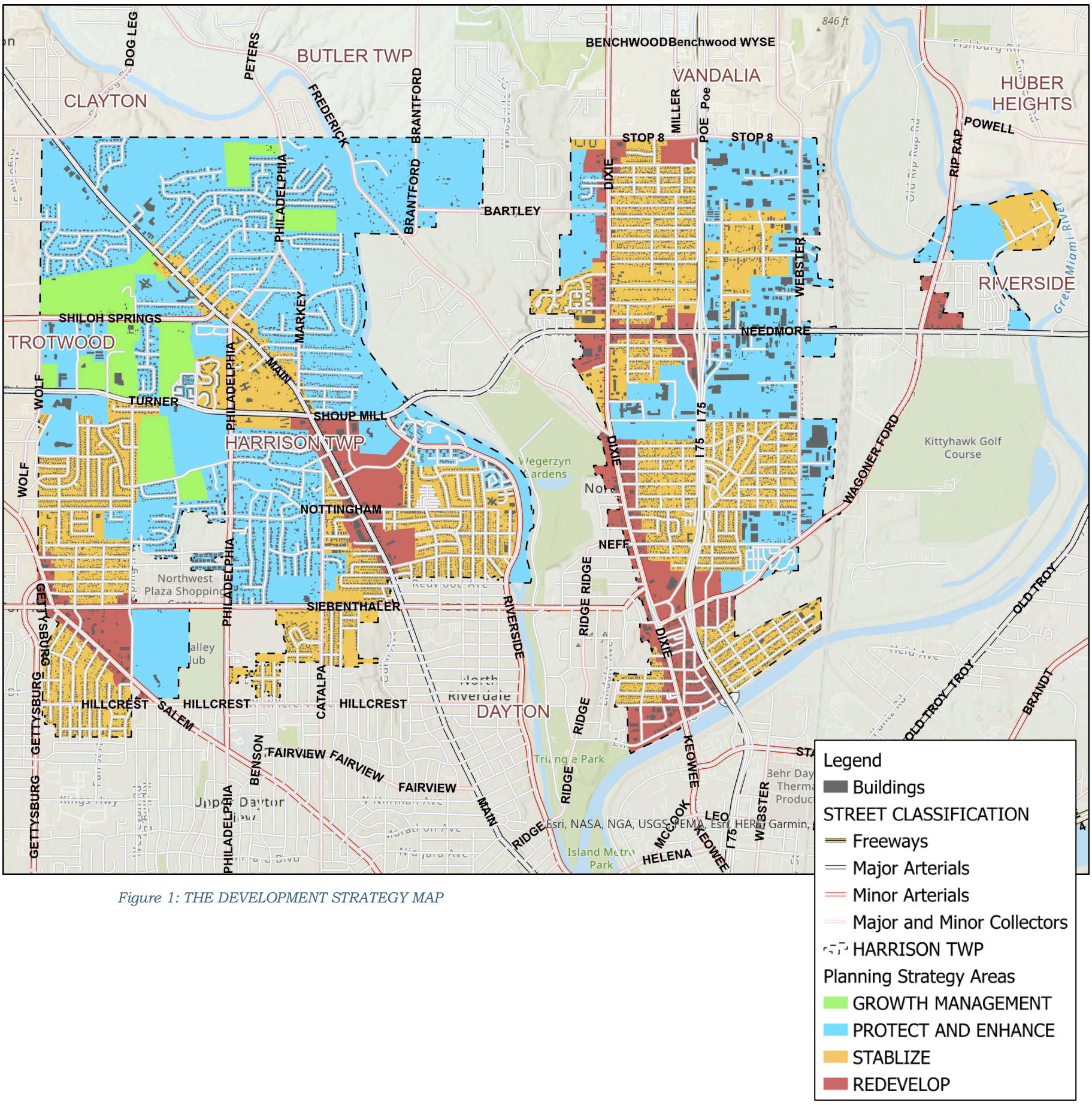

Figure 1: THE DEVELOPMENT STRATEGY MAP

Growth Management

Figure 2: VACANT LAND ON VALARIE ROAD

Growth management is the planning strategy that applies to areas within the township that still have large lots of around 20 acres or more consolidated and available for significant subdivision and development. These areas have a long-standing position in the community as "green space" and how and what is developed here will have an impact on our local roads, services, and surrounding neighborhoods and businesses. Growth management strategies consider these impacts along with the potential to generate additional revenue but in a way that is consistent with the township's plans and character. The township will also need to employ methods to calibrate the timing of development in growth management areas with the capacity to provide services. If additional services or service boundary adjustments are needed it is important to plan to online those service expansions at the same time the new development is being occupied. Significant impacted services will likely include schools, and road maintenance, traffic impacts, for residential development and Fire/EMS and senior services for age restricted housing. Fire/EMS and Police services impacts are frequently increased with commercial development. Industrial growth typically has significant impact on road maintenance and traffic flows and can have more extensive demands for water services.

Benefits: Growth projects increase improvement and land values and have the potential to increase revenue for the township. New product is also designed with contemporary market in mind and will add much needed modern housing to the community. This type of development provides an opportunity to design public spaces in a more universally accessible way making new development more sustainable and accessible for people of all ages and abilities.

Challenges: Development in former crop fields, pastures, orchards, or golf courses can be viewed as a loss of green space by the community. It also increases demand for services and infrastructure which have a real cost for the township. The township's high tax rates will also place a heavy burden on new developments which will be assessed at higher values than existing development. This will increase the carrying cost of new housing, multi-family, and commercial properties.

Recommendations

1. Prepare a special area plan for each large site to prepare surrounding neighborhoods for development impacts.
2. Consider mixed-use land use recommendations for each area.
3. Update Zoning regulations to include mixed-use districts and modernize multi-family and single-family districts to reflect contemporary building practices.
4. Designate a connectivity/mobility strategy for each site.
5. Conduct a fiscal impact analysis of the proposed development.
6. Consider a Community Reinvestment Area designation or Enterprise Zone to apply local tax incentives to development to off-set the higher costs of new development in the current market.
7. Consider establishing a Tax Increment Finance District and a Joint Economic Development Agreement to assist with the funding of necessary public improvements within these areas

Protect and Enhance

Protect and enhance strategy areas include stable neighborhoods and business districts, natural spaces, and unique local landmarks. These areas function well as designed and exhibit a high level of maintenance and private investment. Protection of these areas is accomplished through preservation and enhancement of existing significant landscapes, buildings, or natural features, adjustments to zoning regulations to ensure existing character is maintained and that improvements can be made to properties in efficient and cost-effective ways. Examples include protection of flood zones, special wildlife habitat, wetlands, river corridors, woodlands, agricultural landscapes, historic structures, landmarks, and the unique architectural character of the traditional neighborhood village, and suburban neighborhoods in the western and northern parts of the township.

Benefits: The special man-made and natural environmental features that contribute to Harrison Township's semi-rural and traditional village sense of place, character, and quality of life are protected for current and future generations. Long-term protection and enhancement of these features contributes strongly to the quality of life, culture of place, and sustainability of the Township.

Challenges: Property in private ownership may have greater economic value to the individual owner if it is developed for other uses. Costs for preservation and rehabilitation of historic features can also be significant.

Recommendations

1. Evaluate the cultural, environmental, and social value of maintaining the property in its current form.
2. Review the Township's zoning regulations to ensure that the regulations reflect the existing pattern of development. Adjust as needed.
3. Assess applicable protective measures.
4. Perform a cost-benefit analysis for preservation.
5. Work with partner organizations to purchase, protect and/or and restore the identified contributing property(s).
6. Adopt local standards to protect key features from destruction, removal, or loss, when appropriate.
7. Use crowd funding or other non-traditional programs to raise resources for preservation or rehabilitation.
8. Encourage the identification and registration of buildings/sites to the national and state register of historic places and use historic tax credits for projects as applicable.
9. Consider the fiscal impacts of the development along with other factors such as quality of life, character maintenance, or environmental benefits.

Stabilize

Stabilize areas include our older neighborhoods which were developed before zoning and subdivision regulations were in place. Most of these neighborhoods and business districts were developed before 1950 and have a compact pattern of development often considered urban in form. They have a grided street network, small regular blocks, and compact homes built on lots that average 5,000 square feet[1]. Most of the homes in these locations have detached garages or smaller attached garages. The smaller homes in these areas range in construction types from small saltboxes built right after WWII, to substantial brick and plaster cottages built in the 1920s and 30s. The private investment in these areas is very mixed with some properties being very well maintained within a scattering of abandoned and neglected properties. Efforts to assist and stabilize these neighborhoods would support reinvestment while maintaining the character and affordability of these neighborhoods. Unlike the redevelop areas where the desire is to make catalytic change to character and investment, these areas will be addressed with approaches of preservation and reinvestment.

Benefits: Protection of individual homes and the community at large while encouraging a higher level of property maintenance and investment for the neglected properties. New construction keeping in character with the neighborhoods and stabilized and lifted property values protect investments of homeowners and increase revenue for the township to provide services.

Improvements to the quality of life for Harrison Township residents and property owners.

Challenges: Providing property maintenance support to individual property owners can be cumbersome and relies on the willingness of them to participate. A prevalence of hazardous materials used in pre 1970 construction make demolitions and remediation in these neighborhoods expensive to dispose of properly. Coordinating and collaborating on a vision for a neighborhood with many vested residents is much more challenging than starting from scratch with greenfield development or clearing the slate with consolidated ownership in a redevelopment context. Corporate ownership of large numbers of properties used for rental creates absenteeism in the community process.

[1] Exceptions include the Ashcraft Road area that was a rural community with deep lots.

Recommendations

1. Catalyze or facilitate grassroots involvement by stakeholders to support improvements and investment.
2. Support neighborhood watches, civic leagues, and homeowners' associations to facilitate a sense of community and create a grassroots network for private property improvements.
3. Continue to enforce property maintenance regulations.
4. Draft a ***Strategic Housing Plan*** to identify strategies for modernizing Harrison's housing supply and to identify housing sectors that need to be targeted for development.
5. Investigate options for improvements and funds to prevent demolition by neglect for residential properties.
6. Use Community Development Block Grants (CDBG) or other funds in qualifying locations to improve public spaces like sidewalks, roads, and streetscapes to serve as a catalyst for private reinvestment.
7. Identify appropriate locations to refurbish, retrofit, or install parks, community gardens or other public open spaces.
8. Partner with non-profit or for-profit groups in redevelopment and improvement projects, i.e. Montgomery County Land Bank, County Corp, Pathways, Habitat for Humanity, Rebuild Dayton, etc.
9. Designate a Community Development Specialist within the Township to increase efficiency and ease of permitting for improvements in neighborhood investment areas, and to act as a liaison for residents to identify options for improvements, including potential sources for funding.
10. Identify and remove potential obstacles in zoning and permitting processes to make renovation and redevelopment faster and more affordable, specifically update the R-4 residential district to better reflect the existing patterns of development in these neighborhoods to reduce the occurrences of non-conforming uses and lots and eliminate the need for Board of Zoning Appeals hearings for residential properties.
11. Consider tax exemptions for certain improvements to real estate in the most vulnerable areas, and consider providing tax incentives or abatements for redevelopment and infill to promote renovation and redevelopment.
12. Establish special Community Reinvestment Areas for these locations that support both new construction and improvements to properties for a period of 5-10 years.
13. Continue pursuing tax foreclosures on abandoned and neglected properties to get them into hands for redevelopment.
14. Establish a "Mow to Own" program for adjacent residential lots.
15. Establish neighborhood plans for each area to identify key properties for acquisition and infill redevelopment, sites for community spaces (gardens, parks, trails etc.), and policy for land transfers to private partners for development (RFPs or similar bid processes).

Redevelop

Redevelop is the strategy to employ in our obsolete or aged commercial corridors and developed areas. Redevelopment strategies will apply to locations where the existing pattern is modified on lots that already contain some buildings or have brownfield conditions. Change can be made through lot consolidations or subdivisions, construction of multiple new buildings, or a single, significant change in buildings or use on a site. This could occur where most of a "block" is purchased and subdivided, and new internal streets are designed. It can also be where a larger property (like a school, golf course or hotel) is developed for housing or a senior living facility. This is a proactive development approach that requires planning and financial tools and partnerships to accomplish. Traditional land use planning, zoning and code enforcement are ineffective in catalyzing redevelopment in these areas. Many years of disinvestment leads to low property values, and abandonment and tax delinquency are common in these areas. Effective application of land banking, tax foreclosures, brownfield remediation, and significant public and private investment will be necessary in these locations.

Benefits: Redevelopment projects offer the greatest potential to meet demand for intensification of uses and activities. Redevelopment can dramatically change the character of an area. These projects are usually limited to targeted areas where the original buildings have been degraded, lost, or underutilized or as identified in specific area or corridor plans. These are Harrison Township's most visible locations to increase property values and revenue.

Challenges: Redevelopment is expensive because it requires remediation of existing conditions, new infrastructure, and new buildings. It can also dramatically change the character of an area unless properly managed for context-appropriate design and density. The transition to surrounding uses is vitally important to ensure sensitive integration of uses, and buffering may be required. Redevelopment often requires significant public investment to catalyze private investment, but the long-term impacts on surrounding neighborhoods can be significant.

Recommendations

1. Target public infrastructure investments in these areas. Public infrastructure improvements can include relatively minor investments, such as streetscapes and signage, or more major investments like utility infrastructure and road improvements.
2. Increase housing options in the Business and Mixed-Use Focus Areas, specifically Forest Park Area, and the Wagner Ford and Dixie Corridors.
3. Use strategic local incentives that the Township can control to promote reinvestment in Redevelop Areas. Examples can range from expedited approvals in Zoning to more aggressive property assembly in conjunction with a Community Investment Corporation (CIC).
4. Pursue CDBG and other grants suitable for use for corridor beautification efforts. Support efforts of local non-profits to maintain plantings and street scaping efforts in these areas.
5. Make an effort to include public spaces in the redevelopment of these locations, either passive or active spaces with programing. Use public/private partnerships to maintain and program these spaces.
6. Utilize a design/build request for proposals to catalyze redevelopment and reinvestment in key locations/sites. Organize the effort with a coordinating team, identify qualified and interested developers, develop marketing materials, distribute information, establish, and maintain contact with developers, and assist with the development process. Possible CIC activity.
7. Develop and use business retention, business recruitment, entrepreneurship, and apprenticeship programs to match current and future space needs with available (or soon to be available) buildings and sites.
8. Provide a roadmap for available economic development assistance with deadlines, criteria, and pertinent information.
    a. Enterprise Zones (EZ)
    b. Tax Increment Finance Districts (TIFs)
    c. Joint Economic Development Districts (JEDDs)
    d. Community Reinvestment Areas (CRAs)
    e. Opportunity Zones (OZ)
9. Begin a community dialogue on the use of financial incentives for redevelopment, with both quantitative and qualitative information provided.
10. Use short-term marketing through local and regional events, pop-up exhibits/entities, recent investments, established businesses, and local champions to create buzz and interest in Redevelop Areas.

Important Development Terms

ADAPTIVE REUSE

- Adaptive reuse is the re-use of existing occupied or vacant structures for purposes other than those for which they were originally built. Examples include conversion of large homes for use as office or retail space, retrofitting big box retail stores for a variety of smaller uses and/ or tenants, and renovation of former institutional buildings for residential use. Adaptive Reuse will be found throughout the Township in each planning strategy area.

GUIDELINES

- The overall exterior appearance, footprint or scale of existing structures should not be substantially altered unless a specific project design is demonstrated to be desirable.
- Where changes or additions are made to a structure, they should be clearly distinguished but compatible in materials and style from the original.
- If increased parking is required for the proposed use, it must be accommodated on the existing lot or through a shared parking agreement with other uses in the area. On-street parking or public parking lots and garages may accommodate a portion of the increase, provided a demonstration of adequate capacity for the new development.
- If decreased parking is required, potentially reclaim parking areas for new use to maximize existing infrastructure.
- If there is more than a 20 percent increase in floor area the project should be evaluated as a redevelopment.
- Negative impacts on adjacent properties due to use change should be avoided, minimized and/or mitigated.
- All parking, waste containers or mechanical equipment associated with retrofitting for the adaptive re-use should be screened or camouflaged to reduce impacts from noise, odor or light to adjacent properties.
- A vehicular trip generation study and local road capacity assessment should be submitted for consideration.
- A bicycle and pedestrian trip estimate should be submitted to help evaluate the need for supporting facilities in the vicinity.
- Consider the fiscal impacts of the development along with other factors.

Important Development Terms

INFILL

•Infill is development within an existing developed area on vacant lots that is generally consistent in form and scale with its surroundings. Infill will be common in the **Stabilize Areas** and may also occur in the **Protect and Enhance Areas**. It can also include construction on a mostly built-out lot that intensifies the use. Examples of infill are where a new home is built between two older homes, or a new building is constructed on an empty lot in a commercial district between two existing structures. Infill will usually occur in areas with an established housing or business base that is experiencing an increased demand and has a supply of available lots or underutilized lots. Infill requires sensitive design guidance to ensure compatibility in character with surrounding buildings.

GUIDELINES

- New buildings should be built at a similar scale and with similar lot configuration (setbacks and location of parking and outbuildings), as well as with architectural proportions in context with the block and street.
- If infill takes place on lots at the edge of an area with more intense development, buildings may be constructed in between the scale of the two areas to provide a transition.
- The style of new structures should take cues from the existing context but should be distinguishable and reflect the era in which it was built rather than mimicking older styles.
- Infill housing located between an older residential area and a shopping center has a contemporary style but is compatible with the scale and character of existing development.
- All features of the rights-of-way, including sidewalks, curbs and gutters, curb cuts, and access should be consistent with the existing context if it is of a desirable quality. In contexts where the surrounding environment lacks desired features or amenities, new development should and may be required by Township or County regulations to include a higher standard in such features.
- Consider the fiscal impacts of the development along with other factors.

LAND USE PLAN

Future Land Use

The Future Land Use Plan recommendations guide parcel specific development and redevelopment. It corresponds to our Zoning Resolution and provides direction related to development guidelines and regulations that should be updated to manage development in Harrison Township.

It has been since the mid-1990s that the township has updated its future land use plan and zoning regulations. This plan helps bring together the goals of strategic plan and the efforts underway to update the zoning resolution and property maintenance codes. This plan works in conjunction with the Planning Strategy Areas to guide development and township resources towards the locations where they are most suitable.

Future Land Use Map

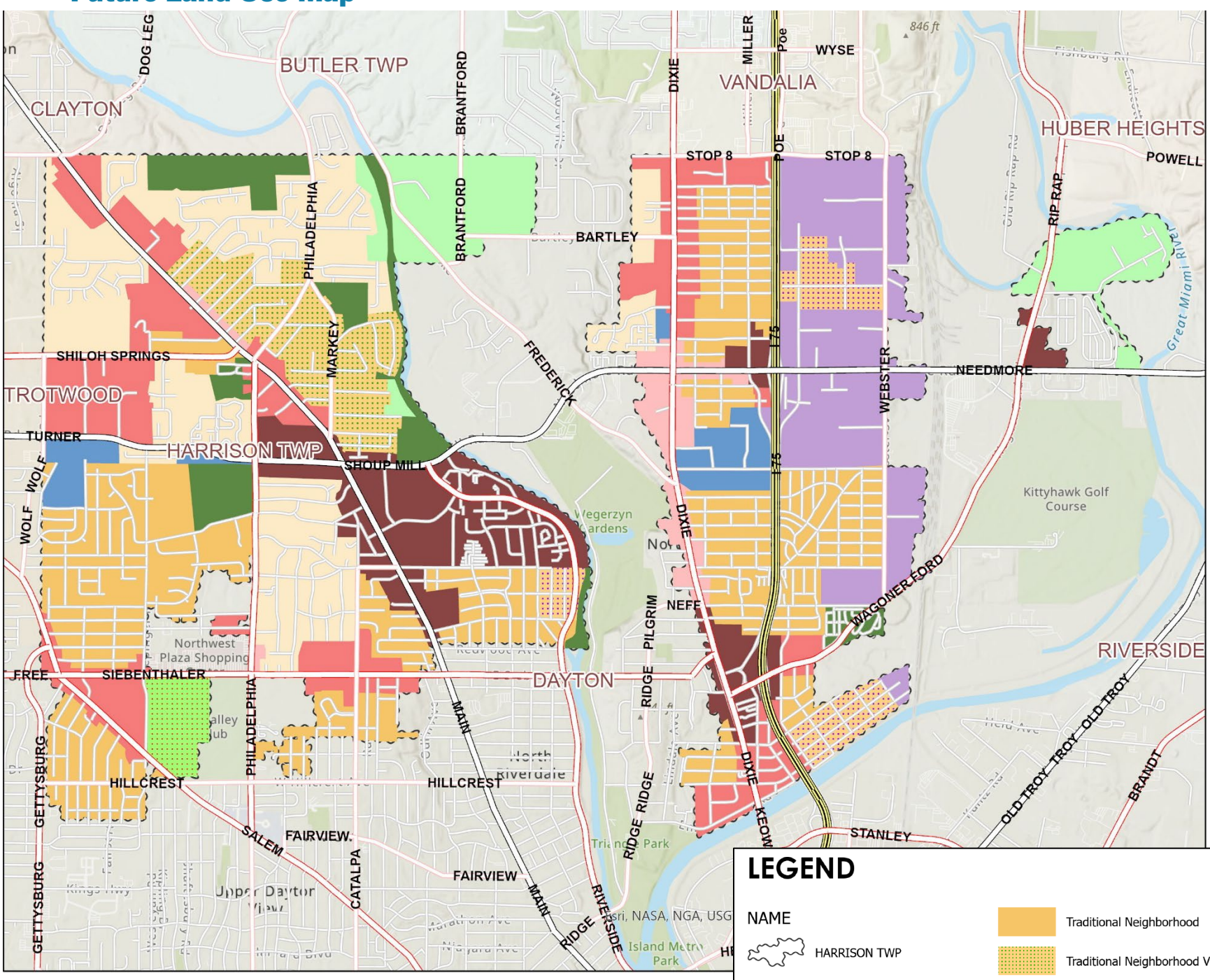

Figure 3: Future Land Use Map

Civic and Open Spaces

Government/Civic Areas

Government/Civic classifications cover a range of uses including government offices, schools, hospitals, and churches. These districts can be small areas comprised of one or two buildings or can be large campuses comprised of multiple structures such as the Meadowdale High School complex or the Northridge Highschool Complex and adjacent buildings. These districts may or may not contain support services, depending on the size, scale, and nature of the district.

Design Guidelines

1. Typically built within an existing street network but may occupy whole block or portion of a block. There are few internal streets. Sidewalks are provided at the perimeter of blocks and internally to allow egress to buildings.
2. Building placement is typically different from adjacent development types and many buildings will be situated as landmarks set back considerably from the street.
3. Buildings may or may not have on-site parking facilities. Using shared public parking is common.
4. Open spaces are integral to the district and often provide pocket parks, plazas, greens and other public or semi-public spaces.
5. Architecture is typically grand or signature in style. Collections of buildings within a district or campus may share a common architectural style or theme.
6. Hospitals and correctional detention facilities are typically on their own campus and have their own plan.

Primary Uses

Schools, places of worship, offices, hospitals

Secondary Uses

Gymnasiums, theaters, sports fields and facilities, parks, recreation areas, garages, and storage buildings

Commercial Recreation (Private)

Privately owned recreation and open spaces operated commercially and accessible to members or paying guests. Include but not limited to golf courses, country clubs, swim clubs, and private/commercial equestrian facilities. Sizes and service area varies.

Primary Uses

Golf courses, swimming pools, water parks, multi-sport complexes, gymnasiums, ball fields, ball courts, woodlands, naturalized areas, water bodies

Secondary Uses

Restaurants, retail, offices, event halls, multipurpose buildings, garages

Parks/Open Space (Public)

Parks are publicly-owned land that has been improved for use by township/or county residents. It may include facilities for active recreation like playgrounds or ball courts/fields, and/or it may include trails and picnic areas for enjoyment of the outdoors. Parks can range from ½ an acre to 100s of acres. May include cemeteries, and other open spaces.

Primary Uses

Golf courses, swimming pools, water parks, multi-sport complexes, gymnasiums, ball fields, ball courts, woodlands, naturalized areas, water bodies, cemeteries

Secondary Uses

Restaurants, spas, retail, offices, event halls, multipurpose buildings, garages Schools, Places of Worship, Parks

Neighborhoods

Rural Neighborhood

Rural neighborhoods are characterized by large wooded or open lots with agricultural character, and general low-density development commonly found in agricultural communities. These areas are rarely served with sanitary sewers. They generally include paved roads (Township Roads/County Roads) without curb and gutters, and the local road network is designed to support low density, rural levels of development. These areas are highly valued by the residents for their connection to the natural environment. The desired character for rural neighborhoods is a continuation of low-density residential uses with some agricultural features or naturalized landscapes.

Design Guidelines

1. The gross density of rural neighborhoods should not exceed one unit per acre.
2. Stream corridors, woodlands, hillsides, and other valuable natural resources should be preserved.
3. Historic resources, including homesteads and should be preserved and maintained.
4. Roadways should be designed and maintained to standards appropriate for their classification, level of service, and surrounding context.

Primary Uses

Single-family detached homes, Agriculture, woodlands

Secondary Uses

Accessory dwelling units, home occupations, garages, barns

Suburban Neighborhood

Suburban neighborhoods are characterized by winding cul-de-sac roads and were mostly developed from the late 1960's through the early 1980's. Suburban neighborhoods are found almost exclusively in the western portion of the township with local roads connecting into the N. Main Street Corridor. These areas are designed with medium sized lots, with homes situated near the center of the lot. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block patterns adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern.

Design Guidelines

1. The appropriate density for a suburban neighborhood is between 3-4 homes to an acre with some neighborhoods having 1 unit per acre. Multi-family densities are 6-12 units to an acre with 2 or 3 story buildings with 4-12 units in a building.
2. Suburban neighborhoods should accommodate a variety of housing types from detached single-family to multi-family complexes.
3. The street network is typically curvilinear with irregular block structure. It may have limited points of connections and frequent use of cul-de-sacs.
4. Streets vary in width from 30 foot rights-of-way to 60 foot rights-of-way, and roads are on separate parcels from the surrounding lots.
5. Sidewalks are not common in existing suburban neighborhoods but are encouraged in redevelopment or new development when right-of-way widths allow.
6. Block dimensions vary by subdivision but may be similar to an urban block, or be less defined and more organically shaped by the landscape or former parent lot.

7. The subdivision pattern is typically very consistent in terms of lot sizes. Lots themselves may vary from rectangular parcels to wedge shaped parcels consistent with the more curvilinear street network and cul-de-sac lots.
8. Buildings are typically located near the center of the lot, with somewhat equal front and back yards.
9. Buildings often present a wider façade to the street and attached garages and driveways are common.
10. Building scale and design of groups of housing types should be complementary to adjacent housing types in scale.
11. Housing types are typically developed in separate subdivisions (multi-family, single-family, townhouses). Mixing of housing types within a block is uncommon.
12. Architecture details may vary within each subdivision depending on the mix of residential types and era of construction.
13. Infill development should respect the existing horizontal and vertical scaling as well as location and orientation of buildings on the lots.
14. Open space should be provided throughout Suburban Neighborhood developments in an informal and passive manner as well as through neighborhood recreation facilities and clubhouses.

Primary Uses

Single-family detached homes

Secondary Uses

Attached single-family (townhouses), Multi-family dwellings, Accessory dwelling units, home occupations, garages, Schools, Places of Worship, Parks

Traditional Neighborhood

This form represents the traditional neighborhoods formed as subdivisions extended in a grid away from the city of Dayton in the 19th and early parts of the 20th centuries (pre WWII). These neighborhoods have a compact form of development often considered urban in form and exhibit a grided street network, small regular blocks, and compact homes built on lots that average 5,000 square feet. Most of the homes in these locations have detached garages or smaller attached garages. The smaller homes in these areas range in construction types from small saltboxes built right after WWII, to substantial brick and plaster cottages built in the 1930s. The neighborhoods include Ft. McKinley, the neighborhoods between Hillcrest and Siebenthaler, Meadowdale, the North Riverdale Neighborhood, and the Northridge neighborhoods including Homesite to Arthur Avenue, Garden City, Northridge Acres, Woodland Hills, and Ome Plat.

Design Guidelines

1. Commonly 80-90% single-family detached homes, with an intersperse of 2-family, tri-plex's and a few small multi-family buildings of up to 8 units. All built in the same lot dimensions by assembling multiple lots for larger structures.
2. Occasional small footprint stores on similar sized lots usually about every quarter mile within a neighborhood.
3. Churches, schools, and civic buildings are found interspersed in Traditional Neighborhoods and typically use multiple regular lots to accommodate larger building footprints.
4. Streets are narrow and straight.

5. Curbs and sidewalks are rare in these areas as they were developed before the County Subdivision Regulations required them.
6. Streets connect frequently and provide an interconnected grid.
7. Blocks are square with somewhat regular sized parcels/lots that are often square or rectangular.
8. Lots generally range between 5,000-7,500 square feet and larger buildings will often sit on multiple lots. The average density ranges between 6 and 9 dwellings per acre.
9. Detached garages and accessory structures are common, or homes have a drive way but no garage.
10. Architecture tends to be traditional and simple with homes typically built between 1920-1940.
11. Home sizes are somewhat small from modern standards, often less than 1,000 sq. ft with 2 bedrooms, and a single bathroom. Single- and two-story homes exist, with variations on basement or slab construction, however, basements are common.

Primary Uses

Single-family detached homes, two-family homes, attached single-family homes, Three- or four-unit multi-family homes,

Secondary Uses

Accessory dwelling units, small multi-family units (up to 8 units), home occupations, garages, Small Scale-retail/ services/ restaurant/ office, Schools, Places of Worship, Parks

Traditional Neighborhood Village

This form represents the traditional neighborhoods formed as villages/subdivisions off the main road that were completed in the 19th and early parts of the 20th centuries. Primarily rural hamlets that grew in size as neighborhoods were extended around a significant crossroad. This form is found in Harrison Township in the Shiloh area where the clear evidence of the village that was surrounded by farmland still remains. It is structured around the three main corridors of Main Street, Philadelphia Road, and Markey Road.

Design Guidelines

1. Mostly single-family detached homes.
2. Lots generally range between 0.2 acres to 1 acre. Or densities of 1-5 homes per acre.
3. Streets are narrow and straight with tree lawns being common on both sides of the street.
4. Sidewalks are generally not present in this neighborhood.
5. Streets are long and narrow and generally connect two of the major streets or are dead ends off a major road.
6. Blocks are long and rectangular, with somewhat regular sized parcels that are often square or rectangular.
7. Detached garages and accessory structures are common.
8. Architecture tends to be traditional with homes varying in size and representing styles ranging from the late 1890's to the 1960s with some homes built later.
9. This neighborhood was heavily impacted in the May 2019 Tornados.

Primary Uses

Single-family detached homes

Secondary Uses

Two or three family homes, Accessory dwelling units, home occupations, garages, Schools, Places of Worship, Parks

Traditional Neighborhood Mixed-Use

This form represents the traditional neighborhoods formed as villages/subdivisions off the main county roads that were completed in the 19th and early parts of the 20th centuries. Primarily a rural hamlet that grew as large narrow lots were subdivided off of farmland were extended around Ashcraft Road between Wadsworth and Webster. This form is found in Harrison Township in the neighborhood around Ashcraft and Milo where the clear evidence of the neighborhood that was surrounded by farmland remains. This is a legacy neighborhood where the rural context allowed for industrial shops to be located on the same lot as the primary home. This is the genesis of some of the township's tool and die manufacturing shops. A similar pattern is present in the Ome Plat where sites near the river allowed for a mix of industrial and residential in a compact pattern.

Design Guidelines

1. Primarily single-family detached homes with accessory manufacturing or assembly businesses/garages.
2. Some commercial services like small stores are appropriate.
3. Streets are narrow and straight with curbs.
4. Sidewalks are not present.
5. Streets connect frequently and provide an interconnected grid.
6. Blocks are rectangular with somewhat regular sized parcels that are often square or rectangular. Usually the lots have narrow frontage with most of the area in the depth of the lot.
7. Lots generally range between 5000-40,000 square feet.
8. Multiple garages or accessory buildings that exceed the size of the primary residential building are common.
9. Architecture tends to be traditional with homes varying in size and pole or block buildings.

Primary Uses

Single-family detached homes, two-family homes, attached single-family homes, Three- or four-unit multi-family homes

Secondary Uses

Accessory dwelling units, small multi-family units (up to 8 units), home occupations, garages, Small Scale-retail/services/restaurant/office, light fabrication and service businesses (small business-8 employees or less on site)

Mixed Use Activity Centers

Corridor Mixed-Use

This development type is reflective of the evolution of the first commercial development as automotive traffic pushed the trends for businesses away from the traditional main street format to accommodate parking and larger format stores. Many of the businesses in this area are located in former residential structures, and sit on very small lots that may have lost area as the major roadway were widened. Primary Corridor Mixed-use areas include the northeast section of N. Main Street between Shiloh Springs Road and Eastdale Road, and North Dixie from Neff Rd to Division, and Needmore from N. Dixie to Payne Avenue.

Design Guidelines

1. Buildings and uses are situated on frontage lots along a major roadway.
2. Sidewalks are located on both sides of the street with tree lawns or landscaped areas buffering parking lots from the street.
3. Blocks are not the base component for this development type. Lots are located along street frontage.
4. Lots are small to medium in size sharing a subdivision pattern with surrounding residential neighborhoods. Typically, less than 200’ deep.
5. On-site parking is limited in these areas and business uses should be limited to keep parking reasonable. Multiple lots can be consolidated to allow redevelopment with medium scale buildings and provide sufficient surface parking.
6. Buildings are oriented toward the street and may be located at the front of the lot near the sidewalk or set back with parking lots in front of the buildings.
7. Designated off-street parking areas are typically located in front of or behind each building and are small.
8. Consolidated architectural details and finishes are common within a development but may be unrelated to other buildings along the corridor. Buildings are typically 1-2 stories.

Primary Uses

Retail, office, professional services, lodging, restaurants

Secondary Uses

Residential dwellings, automotive services, schools, places of worship, parks

Community Mixed-Use

Community Mixed-Use are small to medium scale, mixed-use activity centers with community-serving commercial uses and a medium to high intensity residential component, typically with a significant open space element. They provide a daily retail and service destination for a portion of the community, typically a 3-5 mile radius or drive distance. These activity centers are found along our corridors near our neighborhoods, they often contain larger lots than surrounding neighborhoods to accommodate buildings with footprints between 5000-20,000 square feet.

Design Guidelines

1. Internal street networks may be laid out in a grid to create various block sizes and shapes but typically do not continue the neighborhood street pattern. Connections to the primary road network are somewhat limited. Wide sidewalks on both sides of the street are common.
2. Blocks vary in size based on the tenant mix; subdivision beyond blocks may be non-existent if shopping centers and multi-family buildings are owned by a single entity.
3. Buildings are oriented toward internal streets of the development. Commercial/retail structures sit to the sidewalk line, and residential buildings may also be set to the sidewalk or have small lawns or front yards.
4. Buildings range from a small to medium scale footprint and typically range from 1-3 stories.
5. Design of centers should fully accommodate pedestrian and cyclists as well as automobiles. Transit facilities should be located near or within activity centers.
6. Depending on the density of uses within a Community Activity Center, parking for businesses should be accommodated in inner block surface parking or parking structures and on-street parking. Parking for residential uses should be accommodated in attached parking structures, inner block surface lots, on streets, and in individual rear loaded garages.
7. Typically, an architectural theme or range of styles is established at the time of planning; most community activity centers are built in phases with a master plan and single developer/builder. NeoTraditional styles or modern architecture can be appropriate in these developments.
8. Plazas, street trees and plantings, greens, neighborhood parks, and outdoor event venues can provide open spaces and outdoor recreation opportunities in Community Activity Centers.
9. Open spaces for buffering from adjacent development may be used; however, transitions in building scale, use, and orientation as well as street connectivity are all preferred methods of connecting developments of different types rather than “buffering” them from one another.

Primary Uses

Small and Medium Business/ Employment (excl. Flex) Retail, office, professional services, lodging, restaurants, • Multi-family Small and Medium Mixed-use

Secondary Uses

Small and Medium Multi-family • Small and Medium Flex• Civic/Institutional • Single-family Attached • Large Format Commercial • Cemeteries & Mausoleums

Regional Mixed-Use

Reginal Mixed-Use Activity Centers are large to extra-large scale, mixed-use activity centers with region serving commercial uses and a medium to high intensity residential component, typically with a significant open space element. They provide a daily retail and service destination for a portion of the community typically up to a 20-mile radius or drive distance. These activity centers are found frequently near highway interchanges or intersections of major corridors and are subdivided from large undeveloped tracts or as redevelopment of larger commercial sites. They are typically found at major intersections of major corridors and may occupy all quadrants of the intersection.

Design Guidelines

1. Internal Street networks may be laid out in a grid to create various block sizes and shapes but typically do not continue the neighborhood street pattern although this can be a good design choice. Ingress and egress to the primary road network may be managed by collector drives. Wide sidewalks on both sides of the street are common.
2. Blocks vary in size based on the tenant mix; subdivision beyond blocks may be non-existent.
3. Buildings may be street-oriented or face a parking lot within a development. Buildings often have a larger footprint and are standalone, single-use or are organized in a shopping center configuration.
4. Buildings range from a small to extra-large scale footprint and typically range between 1 and 6 stories.
5. Design of centers is auto-oriented, but should fully accommodate pedestrian and cyclists as well as automobiles, with sidewalks or other pedestrian connections established between developments.
6. Transit facilities should be located near or within activity centers.
7. Depending on the density of uses within a Regional Activity Center parking for businesses should be accommodated in inner block surface parking or parking structures and on street parking. Parking for residential uses should be accommodated in attached parking structures, inner block surface lots, on streets, and in individual rear loaded garages.
8. Regional Activity Centers typically contain multiple developments along an arterial or collector road, and surrounding areas may transition into community or regional activity corridors. Developments will range in size and intensity.
9. Plazas, street trees and plantings, greens, neighborhood parks, and outdoor event venues can provide open spaces and outdoor recreation opportunities in Regional Activity Centers. Bike racks, benches, and other pedestrian and cycling amenities are found on sidewalks and open spaces.
10. Open spaces for buffering from adjacent development may be used; however transitions in building scale, use, and orientation as well as street connectivity are all preferred methods of connecting developments of different types rather than “buffering” them from one another.

Primary Uses

Small to Extra Large Business/ Employment (incl. mid-rise) • Multi-family Small to Medium Mixed-use

Secondary Uses

Small to mid-rise Multi-family • Civic/Institutional • Parking Structures • Single-family Attached • Cemeteries & Mausoleums • Parking Lots

Manufacturing/Industrial

Industrial

Industrial districts are located primarily in the northeastern quadrant of the township and include a range of building types and uses dedicated to the processing, manufacturing, warehousing, outdoor storage and distribution of materials or goods. These areas are appropriate for uses that have heavy freight traffic, and which may generate noise, odors, or other impacts. These areas should be adequately large to accommodate the uses and provide buffers and sufficient street infrastructure (rated for heavy loads and large turning radius to accommodate the needs of the businesses.

Design Guidelines

1. Industrial areas are typically near rail lines or highways and include warehouses, manufacturing and production facilities, laboratories, and high-tech uses.
2. Industrial parks or campuses are potential development forms for industrial districts or large lots.
3. Most industrial districts require significant land area to accommodate large and very large format buildings and sufficient buffers from adjacent incompatible uses.
4. Streets need to be designed to adequately accommodate semi-truck and trailer traffic.
5. Sites are typically configured to meet the specific needs of the user, but large format sites maintain significant flexibility for reuse.

Primary Uses

Small to Extra Large Format Flex buildings

Secondary Uses

Parking Structures and Lots • Power Utilities • Water and Wastewater Treatment • Small to Large Commercial (Entertainment, retail/ services) • Small to Large Business/ Employment

IMPLEMENTATION

Short-Term Work Program (6 months-18 months)

The following are the short-term actions the township should take to implement the recommendations of the development and land use plan. These are short-term recommendations and should be started within 6 months of adoption of this plan.

Regulations, Guidelines & Standards

- Complete and adopt updated use definitions for the zoning resolution
- Amend the district standards for permitted and conditional uses using the land use plan as a guide and incorporating updated use definitions.
- Complete a comprehensive amendment to the township zoning resolution
- Prepare an audit of the Property Maintenance Code

Plans & Studies

- Prepare an annual work program for the Township that designates responsibilities to each department per the Strategic Plan
- Identify priority corridors for Redevelopment Plans and initiate studies and plan processes
- Identify priority neighborhoods for Neighborhood Reinvestment Plans and initiate studies and plan processes
- Conduct a Market Analysis for the Township
- Prepare a Housing Inventory and Assessment Plan
- Complete the Age Friendly Communities Initiative

Initiatives and Efforts (Programs)

- Create an implementation steering committee of the Zoning Commission and Board of Trustees to review additional plan recommendations and prioritize them, and conduct annual reviews of this plan and the Development Department annual work program
- Establish Community Reinvestment Areas for the areas in the development plan identified as “stabilize”
- Establish and fund a Corridor Beautification Program
- Establish guidelines and funding for Community Gardens
- Identify 2 annual Township sponsored events and set aside funding
- Create a program and provide funding for community clean up events in May and September every year
- Consider creating a Home Improvement Assistance fund using ARPA funds as a revolving loan or grant program

Capital Improvements

- Invest in improvements to community gardens
- Consider establishing light districts and installing street/pedestrian lighting in designated neighborhoods after neighborhood plans are completed.

Plan Maintenance

This plan, like any other, is only effective when it is relevant. Trends change quickly and communities that are responsive and prepared for change are the ones that succeed. This effort must involve not only elected and appointed officials, but all the citizens of the community, whose ideas and insights are essential to developing creative and realistic programs that will guide the township successfully through both present and future challenges.

As a document that has been through a public vetting process and adopted by the Board of Trustees, the plan serves as the official policy guide for public and private interests related to land use and development within Harrison Township. When projects are proposed that cannot be found consistent with the adopted plans, amendments may be necessary—or those projects should receive support from the Township without appropriate study.

The plan is only as effective as its implementation and application, so if the township's strategic plan goals are to be achieved through this land use and development plan's implementation, then it is important to follow the recommendations of this plan the way they are written or to consider and address the broader impact an amendment may have on other parts of this plan.

Annual Review

Look back over the previous year and evaluate the accomplishments and determine where there is a need for improvement or focus. Annual review allows for flexibility in determining the tasks the township will undertake based on budgetary constraints or changing community priorities and input.

The annual review would be well timed with the annual budgeting cycle to help influence the development department's annual work plan and budget for the following year. The Township should publish the annual work plan and budget and a corresponding an annual report for public review to document accomplishments of the annual work programs, this is very effective in keeping things moving and on track and creating accountability and recognizing successes and change over time.

Five-Year Review

Once regulations are modified and processes are in place, the township should start to see changes to land uses and development. It is practical to review this plan every five years and consider changing trends or information that would warrant updates or amendments. This should be relatively simple of the annual review has been completed.

Ten-Year Update

Development and Land Use plans should be comprehensively reviewed every 10 years. It is possible that many recommendations will remain relevant, however, the township should be able to accomplish many things in the next decade and things that are recommended in this document will have been completed and a whole new approach may be needed.