COMPREHENSIVE LAND USE PLAN

Unincorporated Portion of Oxford Township
Butler County, Ohio

As Adopted, June 10, 2008 and November 12, 2008
# Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Summary</td>
<td>1</td>
</tr>
<tr>
<td>Introduction</td>
<td>3</td>
</tr>
<tr>
<td>Planning Process</td>
<td>3</td>
</tr>
<tr>
<td>Background</td>
<td>4</td>
</tr>
<tr>
<td>Goals</td>
<td>5</td>
</tr>
<tr>
<td>1 Rural Character</td>
<td>7</td>
</tr>
<tr>
<td>Goal</td>
<td>7</td>
</tr>
<tr>
<td>Objectives</td>
<td>7</td>
</tr>
<tr>
<td>Discussion</td>
<td>7</td>
</tr>
<tr>
<td>Recommendations</td>
<td>9</td>
</tr>
<tr>
<td>2 Conservation</td>
<td>13</td>
</tr>
<tr>
<td>Goal</td>
<td>13</td>
</tr>
<tr>
<td>Objectives</td>
<td>13</td>
</tr>
<tr>
<td>Discussion</td>
<td>13</td>
</tr>
<tr>
<td>Recommendations</td>
<td>15</td>
</tr>
<tr>
<td>3 Utilities</td>
<td>23</td>
</tr>
<tr>
<td>Goal</td>
<td>23</td>
</tr>
<tr>
<td>Objectives</td>
<td>23</td>
</tr>
<tr>
<td>Discussion</td>
<td>23</td>
</tr>
<tr>
<td>Recommendations</td>
<td>25</td>
</tr>
<tr>
<td>4 Population Diversity</td>
<td>29</td>
</tr>
<tr>
<td>Goal</td>
<td>29</td>
</tr>
<tr>
<td>Objectives</td>
<td>29</td>
</tr>
<tr>
<td>Discussion</td>
<td>29</td>
</tr>
<tr>
<td>Recommendations</td>
<td>34</td>
</tr>
<tr>
<td>5 Rural Economy</td>
<td>37</td>
</tr>
<tr>
<td>Goal</td>
<td>37</td>
</tr>
<tr>
<td>Objectives</td>
<td>37</td>
</tr>
<tr>
<td>Section</td>
<td>Page</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>------</td>
</tr>
<tr>
<td>6 Transportation Network</td>
<td>45</td>
</tr>
<tr>
<td>Goal</td>
<td>45</td>
</tr>
<tr>
<td>Objectives</td>
<td>45</td>
</tr>
<tr>
<td>Discussion</td>
<td>46</td>
</tr>
<tr>
<td>Recommendations</td>
<td>49</td>
</tr>
<tr>
<td>7 Fiscal Viability</td>
<td>57</td>
</tr>
<tr>
<td>Goal</td>
<td>57</td>
</tr>
<tr>
<td>Objectives</td>
<td>57</td>
</tr>
<tr>
<td>Discussion</td>
<td>57</td>
</tr>
<tr>
<td>Recommendations</td>
<td>58</td>
</tr>
<tr>
<td>8 Local Cooperation</td>
<td>59</td>
</tr>
<tr>
<td>Goal</td>
<td>59</td>
</tr>
<tr>
<td>Objectives</td>
<td>59</td>
</tr>
<tr>
<td>Discussion</td>
<td>59</td>
</tr>
<tr>
<td>Recommendations</td>
<td>60</td>
</tr>
<tr>
<td>9 Implementation</td>
<td>61</td>
</tr>
<tr>
<td>Goal</td>
<td>61</td>
</tr>
<tr>
<td>Objectives</td>
<td>61</td>
</tr>
<tr>
<td>Discussion</td>
<td>61</td>
</tr>
<tr>
<td>Recommendations</td>
<td>63</td>
</tr>
<tr>
<td>Appendix 1 September 6, 2007, public input</td>
<td>69</td>
</tr>
<tr>
<td>Appendix 2 April 3, 2008, public input</td>
<td>77</td>
</tr>
</tbody>
</table>
### Figures

<table>
<thead>
<tr>
<th>Figure</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-1</td>
<td>Existing land uses in Oxford Township 2007</td>
<td>11</td>
</tr>
<tr>
<td>1-2</td>
<td>Examples of Oxford Township viewsheds</td>
<td>12</td>
</tr>
<tr>
<td>2-1</td>
<td>Blue line streams and 100-year flood plains</td>
<td>16</td>
</tr>
<tr>
<td>2-2</td>
<td>Aquifer pollution potential</td>
<td>17</td>
</tr>
<tr>
<td>2-3</td>
<td>Steep slopes</td>
<td>18</td>
</tr>
<tr>
<td>2-4</td>
<td>Wooded areas</td>
<td>19</td>
</tr>
<tr>
<td>2-5</td>
<td>Endangered species</td>
<td>20</td>
</tr>
<tr>
<td>2-6</td>
<td>Protected areas</td>
<td>21</td>
</tr>
<tr>
<td>2-7</td>
<td>Environmentally sensitive areas</td>
<td>22</td>
</tr>
<tr>
<td>3-1</td>
<td>City of Oxford and Southwest Regional water line locations</td>
<td>26</td>
</tr>
<tr>
<td>3-2</td>
<td>Water and sewer service areas</td>
<td>27</td>
</tr>
<tr>
<td>3-3</td>
<td>Example of clustering of leaching fields</td>
<td>28</td>
</tr>
<tr>
<td>5-1</td>
<td>Prime farmland</td>
<td>42</td>
</tr>
<tr>
<td>5-2</td>
<td>Parcel size and CAUV</td>
<td>43</td>
</tr>
<tr>
<td>6-1</td>
<td>Northwest Butler Transportation Study</td>
<td>50</td>
</tr>
<tr>
<td>6-2</td>
<td>City of Oxford Thoroughfare Plan</td>
<td>51</td>
</tr>
<tr>
<td>6-3</td>
<td>Oxford City Council Recommended 27/73 Study Area Extension</td>
<td>52</td>
</tr>
<tr>
<td>6-4</td>
<td>Oxford Township Recommended new roads</td>
<td>53</td>
</tr>
<tr>
<td>6-5</td>
<td>Butler County Adopted Oxford Township Thoroughfare Plan</td>
<td>54</td>
</tr>
<tr>
<td>6-6</td>
<td>Butler County Adopted Existing Intersection Improvements</td>
<td>55</td>
</tr>
<tr>
<td>6-7</td>
<td>Oxford Area Trails Committee bicycle plan</td>
<td>56</td>
</tr>
<tr>
<td>9-1</td>
<td>Future land use plan</td>
<td>66</td>
</tr>
<tr>
<td>9-2</td>
<td>Example of conservation development</td>
<td>67</td>
</tr>
</tbody>
</table>
Page intentionally left blank.
Executive Summary

- This plan was prepared by a citizens committee appointed in March 2007 by the Oxford Township Trustees. The purpose of the Plan is to guide future development in the unincorporated portion of Oxford Township.

- The extensive contiguous expanse of farmland surrounding the City of Oxford is one of this community’s most important resources. Finding practical ways to preserve and protect this resource is a central core value of this Plan.

- Under current Butler County zoning and subdivision regulations, it is a permitted use for most farms to be entirely subdivided into approximately 2-to-10-acre parcels. As a result, Oxford Township, though it has had only modest population growth, has lost 995 acres of farmland in the past eight years.

- Preserving and protecting Oxford Township’s farmland and agricultural landscape contributes to the quality of life in the Oxford area in part because of the aesthetic and amenity value for the community, and it also makes an important economic contribution to the community through encouraging the local farm economy and tourism.

- Oxford Township also has an inventory of sensitive environmental features that are critical to conserve, including streams, flood plains, steep slopes, wooded area, habitats of endangered and threatened species, and areas with potential for aquifer pollution.

- The importance of preserving farmland and conserving resources should be the starting point for identifying appropriate land use activities in Oxford Township.

- Every owner should have the ability to conserve land for agriculture or natural areas or use the land for a modest number of houses as long as they are developed in an environmentally sensitive manner.

- This Plan allocates land to four uses:
  - Agriculture/conservation areas: land possessing none of the six environmentally sensitive features listed above and suitable for continued agricultural production, natural areas, or conservation development.
  - Environmentally sensitive areas: land possessing one or two of the six environmentally sensitive features listed above and suitable for continued agricultural production, natural areas, or conservation development.
Areas unsuitable for development: land possessing three or more of the six environmentally sensitive features listed above and best left in a natural state.

Public lands: land in Hueston Woods and Miami’s Natural Areas and best left in a natural state.

- The “Conservation Development” concept referred to above in the land use classifications starts by identifying areas on a property with sensitive environmental and cultural features and clustering houses away from those sensitive areas. The open space is protected permanently by a conservation easement, a legally binding agreement that restricts unwanted development into perpetuity.

- Clustering housing on relatively small parcels is possible because the County Health Department may permit placement of leaching fields off-site as long as the fields are protected by permanent easement that prevents heavy equipment or impermeable surfaces.

- Under current Butler County regulations, a farm located in the agriculture/conservation and sensitive environmental areas can be entirely subdivided into large-lot houses, and the land lost as farmland forever. Under Conservation Development, houses can be clustered on approximately 10 percent of the land, leaching fields and road access can account for approximately 10 percent of the land, and farming or natural areas will remain forever on approximately 80 percent of the land, with protection through a conservation easement.

- Conservation Developments need to be sited in such a way as to maintain large continuous areas for agriculture, because small patches of farmland may not be sustainable. For example if a 50-acre property preserves 40 acres of farmland, those 40 acres may not be sustainable for farming unless they are adjacent to other farmland.

- This Plan’s preference for Conservation Development does not preclude the possibility of other forms of development in Oxford Township.

- Preserving farmland and sensitive environmental features in Oxford Township is consistent with the City of Oxford’s plan to meet its future needs through infill development.

- Oxford Township seeks closer cooperation with Butler County, the City of Oxford, neighboring townships, and Miami University to assure the fiscal viability of the Township and secure innovative zoning and subdivision regulations needed to implement this Plan.

- The transportation network of the Oxford area should emphasize opportunities for walking, biking, carpooling, and buses. The Thoroughfare Plan recommended by the Butler County Engineer in October 2008 is endorsed in this Plan.
Introduction

This plan was prepared by a citizens committee appointed in March 2007 by Oxford Township Trustees Larry Frimerman, James McDonough, and Gary Salmon. The purpose of the Plan is to guide future development in the unincorporated portion of Oxford Township. At approximately the same time, the City of Oxford initiated a process of updating its comprehensive plan for the area inside the city limits.

The Oxford Township Plan Committee members are Mike Ball, Ken Bogard, Dale Burger, Barbara Caruso, Jerry Collins, Lisa Dankovich, Sam Fitton, Jennifer Gelber, Dale Gurr, Bill Hooven, Orie Loucks, Norma Pennock, Coe Potter, James Rubenstein (chair), and Robert Sherman. Darrell Smith replaced Dr. Sherman on the committee in January 2008. The committee was assisted by Butler County Department of Development staff, including Director Michael Juengling, Planning Director David Fehr, Senior Planner Joseph Schmidt, and Intern Nathaniel Kaelin.

Planning Process

The committee met once or twice a month between March 2007 and April 2008. Attending each meeting was at least one representative from the Butler County Department of Development and from the Oxford Township Trustees. The committee started by reviewing data, maps, and other information provided by the Department of Development. The committee then created nine preliminary goals for Oxford Township.

Public input concerning the preliminary goals was received at a forum held at Talawanda Middle School on September 4, 2007. Sixty people attended the forum. A summary of public feedback from the forum is in Appendix 1.

Based on public input, the committee made minor changes in the nine goals. During late 2007 and early 2008, the committee concentrated on writing specific objectives and recommendations for future action for each of the nine goals.

A second public forum was held at Talawanda Middle School on April 3, 2008. Eighty-five people attended. A draft of the plan was presented through PowerPoint and posters. A summary of public feedback is in Appendix 2. Two open houses to obtain public input were also held on May 10 and 12.

At its April 10, 2008, meeting, the committee voted to recommend to the Oxford Township Trustees adoption of the Plan. Committee members not present at the meeting were contacted afterwards to record their votes. Voting to recommend adoption of the Plan in full were 10 committee members (Mike Ball, Dale Burger, Barbara Caruso, Jerry Collins, Sam Fitton, Jenny Gelber, Dale Gurr, Orie Loucks, Norma Pennock, and Jim Rubenstein). Voting to recommend adoption of the Plan except for portions of the Transportation chapter were 3 members (Ken Bogard, Bill Hooven, and Darrell Smith). These three members did not agree with portions of the transportation plan especially
the recommendation on the US 27/OH 73 Connector. They believe that there should be support for that project. Mr. Bogard also recommended that stronger language be included in the Plan concerning promotion of economic development in Oxford Township and concerning cooperation with neighboring jurisdictions. Lisa Dankovich voted not to approve the Plan at that time; the vote was changed to support for the Plan in June 2008. Coe Potter expressed support for the Plan but abstained because he will be reviewing the Plan as Chair of the Butler County Planning Commission. The Oxford Township Trustees unanimously recommended adoption of this Plan at its May 27, 2008, meeting.

At its June 10, 2008, meeting, Butler County Planning Commission approved the Plan as presented with the exception of Chapter 6, which was tabled. The Planning Commission was concerned that recommendations in the transportation chapter were not in accord with the views of Miami University and the City of Oxford. The three entities worked together to reduce differences, though they were not able to completely eliminate differences. A compromise map was prepared by the Butler County Engineers Office and Butler County Department of Development. This map was adopted by the Butler County Planning Commission at its October 14, 2008, meeting, and appears in this Plan as Figure 6-5. The remainder of Chapter 6 was adopted by the Planning Commission at its November 12, 2008, meeting.

Background

Oxford Township is situated in the northwest corner of Butler County. It is bounded by Milford Township on the east, Reily Township on the south, Preble County on the north, and Franklin and Union counties, Indiana, on the west.

Total land area of Oxford Township is approximately 36 square miles. The City of Oxford comprises approximately 6.3 square miles within Oxford Township, and the unincorporated area approximately 29.7 square miles. This plan covers the nearly 30 square miles of the unincorporated portion of Oxford Township.

According to the 2000 census, the population of the unincorporated portion of Oxford Township was 2,190. The township had 868 housing units, of which 843 were occupied and 25 were vacant. Average household size was 2.6 persons.

The census estimates that the population of Oxford Township (including the City and the unincorporated portion) increased from 24,133 in 2000 to 25,049 in 2006, an annual average increase of 0.6 percent for the six-year period. (Table Introduction-1). In the unincorporated portion of Oxford Township, the number of residential building permits point to a higher rate of growth of 1.2 percent per year (Table Introduction-2). On the other hand, a lower rate of population growth is indicated by an annual decline of 1.7 percent in Talawanda school enrollment between 2000 and 2007.
The amount of land devoted to residential purposes has increased at a faster rate than the number of residents in the unincorporated portion of Oxford Township. According to the Butler County Department of Development, the amount of land classified as residential in the unincorporated portion of Oxford Township increased by 2.2 percent per year between 1999 and 2007 (Table Introduction-3). Much of the housing added to the unincorporated portion of Oxford Township has been on large lots, averaging more than 5 acres.

### Goals

The committee agreed on nine goals to guide future development of the unincorporated portion of Oxford Township. These nine goals will be discussed in more detail in the next nine chapters.

- Maintain the rural landscape, scenic views, and agricultural character of Oxford Township (Chapter 1).
- Conserve Oxford Township’s woods, water, wildlife, and other sensitive environmental and historical resources (Chapter 2).
- Promote innovative environmentally sound water, recycling, waste water, and solid waste management choices (Chapter 3).
- Promote a vibrant community that attracts and retains people of all ages and backgrounds to live and work in the Oxford area (Chapter 4).
- Sustain and nurture a healthy economy in the Oxford area focused on the City of Oxford and the farm economy of Oxford Township (Chapter 5).
• Create a transportation network that includes opportunities for walking, biking, carpooling, and buses, while maintaining safe roads for necessary personal and commercial vehicular traffic (Chapter 6).

• Assure the fiscal viability of Oxford Township so that it can continue to provide good quality public services (Chapter 7).

• Improve cooperation and coordination among Oxford Township, the City of Oxford, nearby townships, Butler County, and Miami University (Chapter 8).

• Adopt innovative state-of-the-art land use regulations and techniques designed to implement the goals of this plan, and encourage other nearby localities to adopt similar tools (Chapter 9).
1 Rural Character

The unincorporated portion of Oxford Township is predominantly rural in character, and township residents place a high priority on preserving that rural character. Maintaining rural character was the most frequently cited goal at Oxford Township’s September 6, 2007, public forum.

“Rural character” does not have a straightforward definition. For planning purposes, the term involves three interrelated elements—physical, economic, and social. The goal discussed in this chapter principally addresses physical elements of rural character. Rural character is also discussed as part of other goals in this plan.

Goal

**Maintain the rural landscape, scenic views, and agricultural character of Oxford Township.**

Objectives

- Reduce the current rate of conversion of land from agricultural to residential uses.
- Provide opportunities for development of new housing at a level comparable with the current rate of around 10 housing starts per year.
- Maintain large contiguous areas of rural landscape rather than small isolated patches
- Recognize the importance of viewsheds along township roads.
- Preserve and protect fields, grazing areas, and streams.
- Enforce codes to secure removal of junk vehicles, timely cutting of lawns, and other property improvements that affect public health and safety.

Discussion

The land area of the unincorporated portion of Oxford Township totaled 19,176 acres in 2007. Agriculture was the largest use of land, 13,331 acres, or 69.5 of the total (Figure 1-1). The principal land uses other than agriculture were low-density residential (lots exceeding 5 acres) and open space (primarily Miami University natural areas and Hueston Woods State Park). Built-up areas, including residential subdivisions and commercial activities, accounted for less than 2 percent of the land in the unincorporated portion of Oxford Township (Table 1-1).

Undeveloped land forms a ring surrounding the City of Oxford. Most of the undeveloped land on the north, west, and south sides is farm acreage. The ring
is completed on the east side by Miami natural areas. The ring of undeveloped land is interrupted in several places by residential lots that are mostly larger than 5 acres. Most of these large residential lots are strung out along Booth, Brown, Oxford-Milford, Riggs, Ringwood, and Stillwell Beckett roads.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture</td>
<td>13,331</td>
<td>69.5</td>
</tr>
<tr>
<td>Residential</td>
<td>3,325</td>
<td>17.3</td>
</tr>
<tr>
<td>10+ acre lots (Agricultural Estate)</td>
<td>1,050</td>
<td>5.5</td>
</tr>
<tr>
<td>5-10 acre lots (Rural Estate Residential)</td>
<td>1,263</td>
<td>6.6</td>
</tr>
<tr>
<td>1-5 acre lots (Low Density Residential)</td>
<td>816</td>
<td>4.3</td>
</tr>
<tr>
<td>¼-1 acre lots (Suburban Residential)</td>
<td>183</td>
<td>1.0</td>
</tr>
<tr>
<td>&lt;¼ acre lots (High Density Suburban Residential)</td>
<td>13</td>
<td>0.1</td>
</tr>
<tr>
<td>Non-residential</td>
<td>2,520</td>
<td>13.1</td>
</tr>
<tr>
<td>Public &amp; semi-public</td>
<td>1,326</td>
<td>6.9</td>
</tr>
<tr>
<td>Recreation</td>
<td>1,092</td>
<td>5.7</td>
</tr>
<tr>
<td>General Business</td>
<td>92</td>
<td>0.5</td>
</tr>
<tr>
<td>Office</td>
<td>10</td>
<td>0.1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>19,176</strong></td>
<td><strong>100.0</strong></td>
</tr>
</tbody>
</table>

Table 1-1. Land use in unincorporated portion of Oxford Township 2007
Source: Butler County Department of Development

Although it remains predominantly agriculture, the unincorporated portion of Oxford Township lost 995 acres of agricultural land between 1999 and 2007, a rate of 0.9 percent per year. The largest portion of the agricultural loss can be attributed to an increase in the number of residential lots of between 1 and 10 acres (Table 1-2). Expansion of Miami’s natural areas and annexation into the City of Oxford are the other principal activities that have resulted in the decline in agriculture land.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture</td>
<td>14,326</td>
<td>13,331</td>
<td>-995</td>
</tr>
<tr>
<td>Residential</td>
<td>2,819</td>
<td>3,325</td>
<td>506</td>
</tr>
<tr>
<td>10+ acre lots (Agricultural Estate)</td>
<td>1,205</td>
<td>1,050</td>
<td>-155</td>
</tr>
<tr>
<td>5-10 acre lots (Rural Estate Residential)</td>
<td>772</td>
<td>1,263</td>
<td>491</td>
</tr>
<tr>
<td>1-5 acre lots (Low Density Residential)</td>
<td>642</td>
<td>816</td>
<td>174</td>
</tr>
<tr>
<td>¼-1 acre lots (Suburban Residential)</td>
<td>200</td>
<td>183</td>
<td>-17</td>
</tr>
<tr>
<td>&lt;¼ acre lots (High Density Suburban Residential)</td>
<td>0</td>
<td>13</td>
<td>13</td>
</tr>
<tr>
<td>Non-residential</td>
<td>2,241</td>
<td>2,520</td>
<td>279</td>
</tr>
<tr>
<td>Public &amp; semi-public</td>
<td>1,186</td>
<td>1,326</td>
<td>140</td>
</tr>
<tr>
<td>Recreation</td>
<td>1,027</td>
<td>1,092</td>
<td>65</td>
</tr>
<tr>
<td>General Business</td>
<td>17</td>
<td>92</td>
<td>75</td>
</tr>
<tr>
<td>Office</td>
<td>11</td>
<td>10</td>
<td>-1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>19,386</strong></td>
<td><strong>19,176</strong></td>
<td><strong>-210</strong></td>
</tr>
</tbody>
</table>

Table 1-2. Land use change in unincorporated portion of Oxford Township
Source: Butler County Department of Development
Housing starts in the unincorporated portion of Oxford Township averaged 11 per year between 1999 and 2007, and declined to 6 in 2007, the lowest level in the past decade (refer to Table Introduction-2). When housing starts are compared to the growth of residential land between 1999 and 2007, the average new house is consuming nearly 6 acres of land (refer to Table Introduction-3).

The conversion of agricultural land to low-density housing affects scenic views. In the unincorporated portion of Oxford Township, scenic views are composed of a combination of fields, fencerows, farm buildings, woods, and drainage courses. These items appear either in the foreground along roads in Oxford Township or far away towards the horizon.

When houses and driveways are strung out along Oxford Township’s roads, they cut off the ability of the public to view and experience much of the rural landscape. Remaining stretches of farms, woods, and other rural elements are hidden from the public by visual barriers. Figure 1-2 shows examples of some of these stretches of open roadway relatively free of houses and driveways in Oxford Township. These areas of scenic views are referred to in this Plan as “viewsheds.” The preservation of Oxford Township’s rural character requires maintenance of a critical mass of the open “viewsheds” along the rural roadways.

**Recommendations**

- **Implementing strategies to reduce conversion of land from agriculture to residential is critical to preserving the rural character of Oxford Township.**
  The rural character of Oxford Township is being threatened by the rapid loss of farmland, primarily because of conversion of farmland to residential lots of more than 5 acres strung out along rural roads. Population is growing slowly, and the number of new housing starts is low in Oxford Township, whereas conversion of land from agriculture to housing is proceeding at a much more rapid rate.

- **Rural character is composed of many physical and cultural features. New residences can be positioned on a property so that these individual objects and the broad scenic views are not damaged.**
  When land is proposed for conversion from agricultural to other land uses, an essential step in the process must be to identify the distinctive physical and cultural features situated on that property. These features may be small-scale objects, such as handsome barns, farm houses, and fences. At the same time the property may be part of an extensive scenic area.
• **Recognition of viewsheds in the development process would support preservation of rural character.**
  The presence of one of the examples of a viewshed in Figure 1-2 is not a reason to stop a new development there. Rather, a viewshed offers guidance to encourage sensitive design.

• **Preserving the rural character of Oxford Township through sensitive design of new residential areas is good for Oxford’s economy.**
  People want to live in Oxford Township because of its rural character, so taking steps to preserve that rural character would in turn attract more people to move into and remain in the Oxford area. And if the rural character were preserved, people from elsewhere would be more likely to visit Oxford Township.
FIGURE 1-1
OXFORD TOWNSHIP
EXISTING LAND USE
AS OF 2007

LAND USES
- Agriculture
- Agricultural Estate
- Rural Estate Residential
- Low Density Residential
- Suburban Residential
- High Density Suburban Residential
- Office
- General Business
- Public/Private Recreational
- Public/Semi-Public
- Incorporated

Butler County
Department of Development
Planning Division
Butler County Administration Center
130 High St, Hamilton, Ohio 45011

0 0.5 1 Miles
2 Conservation

The unincorporated portion of Oxford Township has sensitive natural resources, including several streams with associated floodplains, steep slopes, and wooded areas. This plan seeks to assure conservation of these natural resources.

Goal
Conserve Oxford Township’s woods, water, wildlife, and other sensitive environmental and historical resources.

Objectives
- Preserve as open space the portion of properties situated in the township’s most sensitive environmental areas. Examples may include 100-year flood plains, steep slopes, and wetlands.
- Encourage development away from sensitive areas in order to maintain continuous wooded areas and farm fields and to prevent their fragmentation.
- Encourage preservation of cultural facilities and human artifacts on the landscape.

Discussion
The unincorporated portion of Oxford Township has several blue-line streams. In this plan, a blue-line stream is defined as one that appears on the United States Geological Survey topographic map. The USGS itself does not use the term blue-line stream (http://mailman.geo.uu.nl/pipermail/maphist/2007-May/009962.html). The three most extensive blue-line stream systems in the unincorporated portion of Oxford Township are Four Mile Creek, Harkers Run, and Indian Creek (Figure 2-1).

Four Mile Creek extends for 5½ miles through Oxford Township in a generally southerly direction from Acton Lake in the north to the southeast corner of the township. Harkers Run flows for 4 miles through Oxford Township from the northeast corner of the township into Four Mile Creek in the southeast part of the township. Indian Creek runs for 5 miles in a southerly direction along the west side of Oxford Township. In addition, Collins Run runs in a generally easterly direction for the most part within the City of Oxford, and Lick Run flows in a northeasterly direction into Four Mile Creek at the southeastern corner of the township.

Oxford Township has two 100-year floodplains. A 100-year floodplain is the area adjoining a river or stream covered by water during a 100-year flood. A
100-year flood is the level of flood that has a 1 percent chance of occurring (or being exceeded) in any single year. (http://www.floodplain.org/overview_of_floods.htm; http://www.dnr.ne.gov/floodplain/flood/flood100.html)

Oxford Township’s most extensive floodplain is located along the Four Mile Creek (see Figure 2-1). The floodplain forms a corridor typically between ¼- and ½-mile wide. The majority of the floodplain is on the east side of the Four Mile Creek, although for the first mile south of Acton Lake it is mostly on the west side. A smaller floodplain is associated with Indian Creek on the west side of Oxford Township. Roughly 1,000 acres or 5 percent of the unincorporated area of Oxford Township is located in a floodplain. Most of this land is currently either used for agriculture or in Miami’s natural areas.

The Ohio Department of Natural Resources Division of Water evaluates the susceptibility for contamination of the ground water, including such factors as depth to water, net recharge to the aquifer, aquifer type, soil type, topography, type of material above the aquifer, and hydraulic characteristics of the aquifer. In Oxford Township, the most extensive area vulnerable to ground water pollution is in the Four Mile Creek floodplain (Figure 2-2). Secondary areas of relatively high potential for ground water pollution are found along Harkers Run and Indian Creek.

Associated with the blue-line streams in Oxford Township are steep slopes along the stream banks (Figure 2-3). The slopes shown in Figure 2-3 are those classified as highly erodible by the U.S. Department of Agriculture Natural Resources Conservation Service.

Also associated with Oxford Township’s creek corridors are wooded areas. Roughly 3,000 acres or 15 percent of the unincorporated area of Oxford Township is wooded (Figure 2-4). The area between Four Mile Creek and Harkers Run is the most extensive wooded area on privately owned land. A large percentage of the wooded land is within Hueston Woods or Miami natural areas.

The Ohio Department of Natural Resources Division of Natural Areas and Preserves has records of rare or endangered species in Oxford Township (Table 2-1). Two species are endangered (blue corporal dragonfly and snowy Campion flower), four are threatened (five-angled dodder vine, Missouri gooseberry, soft-leaved arrow-wood, and upland sandpiper), and two are potentially threatened (deam’s three-seeded mercury plant and three-birds orchid).

<table>
<thead>
<tr>
<th>Common name</th>
<th>Scientific name</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blue corporal</td>
<td>Ladona deplanata</td>
<td>Endangered</td>
</tr>
<tr>
<td>Snowy Campion</td>
<td>Silene nivea</td>
<td>Endangered</td>
</tr>
<tr>
<td>Five-angled Dodder</td>
<td>Cuscuta pentagona</td>
<td>Threatened</td>
</tr>
<tr>
<td>Missouri Gooseberry</td>
<td>Ribes missouriense</td>
<td>Threatened</td>
</tr>
<tr>
<td>Soft-leaved Arrow-wood</td>
<td>Viburnum molle</td>
<td>Threatened</td>
</tr>
<tr>
<td>Upland Sandpiper</td>
<td>Bartramia longicauda</td>
<td>Threatened</td>
</tr>
<tr>
<td>Deam’s Three-seeded Mercury</td>
<td>Acalypha virginica var.</td>
<td>Potentially</td>
</tr>
<tr>
<td>Three-birds Orchid</td>
<td>Triphora trianthophora</td>
<td>threatened</td>
</tr>
</tbody>
</table>

Table 2-1. Endangered and threatened species in Oxford Township.
Source: Ohio Department of Natural Resources Division of Natural Areas & Preserves.
The habitat for several of these endangered and threatened species is already in a protected area, such as Hueston Woods and Miami Natural Areas (Figure 2-5). In some cases, the habitats are primarily in jurisdictions adjacent to Oxford Township.

Several areas within Oxford Township are currently protected by a conservation easement through the Three Valley Conservation Trust (Figure 2-6). Most of these areas are located between the City of Oxford and Hueston Woods. Other protected lands in Oxford Township, including Miami’s natural areas and Hueston Woods State Park, are also shown in Figure 2-6.

Figure 2-7 combines the information shown on figures 2-1 through 2-5. Each of the six environmental features shown on figures 2-1 through 2-5—blue line streams, 100-year flood plains, aquifer pollution potential, steep slopes, wooded areas, and endangered species—were weighted the same. When the six features are combined, the area considered the most environmentally sensitive is on the east side of Oxford Township along Four Mile Creek and Harkers Run. A secondary area of sensitivity appears on the western side of the township along Indian Creek. Some sensitive areas are protected through

Recommendations

- **The presence of environmentally sensitive areas should be the basis for guiding the location of development in the unincorporated portion of Oxford Township.**

- **Areas shown in blue on Figure 2-7 are not suitable for development.** These areas are not extensive: approximately 1 square mile or 3 percent of the total land area of the unincorporated portion of Oxford Township. One-third of the blue area comprises Acton Lake; most of the remainder consists of blue-line streams with their adjacent flood plains and steep slopes.

- **Areas shown in green on Figure 2-7 are environmentally sensitive but could be developed by following a plan that minimizes adverse environmental impacts.** Around 30 percent of the unincorporated portion of Oxford Township is in green. Much of this area comprises woods, endangered and threatened species, flood plains, and steep slopes that do not appear in blue.

- **Areas shown in tan on Figure 2-7 are appropriate for development that clusters buildings.** Around two-thirds of the unincorporated portion of Oxford Township is in tan. Although not classified as possessing one of the six environmental features shown in green or blue on Figure 2-6, much of the tan area is farmland, so is an important asset in the preservation of rural character discussed in Chapter 1. Development of these properties should be done in a manner that preserves as much farmland as possible.
FIGURE 2-1

OXFORD TOWNSHIP
FLOOD PLAIN &
BLUE LINE STREAMS
100-Year Flood Plain
Blue Line Streams
Roads
FIGURE 2-2
OXFORD TOWNSHIP
AQUIFER
POLLUTION POTENTIAL

Parcels
Pollution Potential
Index Range

- < 79 Lower
- 80 - 99
- 100 - 119
- 120 - 139
- 140 - 159
- 160 - 179
- 180 - 199
- 200+ Higher

Municipal Boundaries

Butler County Department of Development
Planning Division
Butler County Administrative Center
400 High St, Hamilton, Ohio 45011

0 0.5 1 Miles
Figure 2-3

Steep Slope Soils

Oxford Township

Butler County

Department of Development
Planning Division
Butler County Administrative Center
130 High St, Hamilton, Ohio 45011

Municipal Boundaries

Blue Line Streams

Parcel Boundaries

Soils with Slope Class C, D, E, or F are also considered Highly Erodible Lands (HEL) by the USDA Natural Resource Conservation Service.
FIGURE 2-4
OXFORD TOWNSHIP
WOODED AREAS

- Municipal Boundaries
- Parcels
- Wooded Areas

1. Municipal Boundaries
2. Parcels
3. Wooded Areas

Butler County
Department of Development
Planning Division
Butler County Administration Center
120 High St, Hamilton, Ohio 45011

[Map of Oxford Township with various roads and boundaries labeled, including Municipal Boundaries, Parcels, and Wooded Areas. Scale indicated in miles (0, 0.5, 1).]
Figure 2-5
ENDANGERED SPECIES
OXFORD TOWNSHIP
FIGURE 2-6
OXFORD TOWNSHIP
PROTECTED AREAS
FIGURE 2-7

Environmental Features

Conservation Easements
Miami University Lands
Hueston Woods
Municipal Boundaries

MILEAGE SCALE:
0 0.5 1 MILES

Butler County
Department of Development
Planning Division
Butler County Administrative Center
130 High St, Hamilton, Ohio 45011
3 Utilities

Most of the utility services in the unincorporated portion of Oxford Township are divided among multiple sources. Electric service is provided by either Butler Rural Electric Cooperative or by Duke Energy. Water comes from either the City of Oxford or Southwest Regional Water District. Waste water is handled either by the City of Oxford or on-site management systems. Solid waste is contracted to three providers.

Goal

Promote innovative environmentally sound water, recycling, waste water, and solid waste management choices.

Objectives

• Put in place programs that encourage solid waste recycling, such as curbside pickup, drop-off bins at strategic locations, mobile units, or joint contracts with the City of Oxford and Butler County Department of Environmental Services, selected on the basis of assuring a positive energy balance.

• Identify innovative techniques for handling waste water currently utilized in comparable Ohio communities.

• Work in cooperation with the County Health Department to identify techniques for handling waste water in conservation developments.

• Work with Butler Rural Electric Cooperative and other agencies to promote energy saving and renewable energy options for new and existing buildings in Oxford Township.

• Support educational programs for using resources more wisely.

• Preserve as open space the portion of properties situated in well-head protection areas.

Discussion

Water, waste water, and solid waste management are utilities of particular concern to this plan.

Water. Water service is provided by the City of Oxford and by the Southwest Regional Water District. The City of Oxford serves most of the households on the east side, including Springwood Subdivision, Bonham Road, and Millville Oxford Road. The City also provides service in the north and west, especially along portions of Contreras, Somerville, and Todd roads. Southwest Regional serves the outer areas of Oxford Township, including some households within
the City’s water service area (Figure 3-1). Some residents obtain water through wells and cisterns.

**Waste Water.** Waste water is handled by the City of Oxford gravity flow sewer system in a small part of the unincorporated portion of Oxford Township, especially along Bonham and Somerville roads. The remainder of the unincorporated portion of Oxford Township is served by on-site waste disposal systems.

The City of Oxford depicts on a map what it calls the “service boundary” for water and the “service boundary” for gravity flow sewer (Figure 3-2). The map legend indicates that the “boundary limits are tentative estimates and have not been clearly defined by engineering studies.” In both cases, boundaries extend out from the City of Oxford in all directions to encompass part of the unincorporated portion of Oxford Township. The City of Oxford’s water service boundary is a rectangle that encompasses most of the unincorporated portion of Oxford Township except for a two-mile strip along the north side and one-mile strip along the west-side. The City of Oxford’s sewer service boundary is a much tighter area that extends into the unincorporated portion of Oxford Township for around one mile to the north and east of the City of Oxford.

The need to maintain a large leach field for handling waste water has traditionally been cited as a reason for low density residential development. However, Butler County Health Department permits the leach field to be located on a different property from the one generating the waste as long as two conditions are met: (1) the leach field is delineated and protected by an easement and (2) the field is not compacted by heavy equipment or an impervious surface (see Figure 3-3).

**Solid Waste.** The principal solid waste contractor in the unincorporated portion of Oxford Township is Rumpke. The waste is hauled to Rumpke’s landfill in Colerain Township. Households have several payment options for service depending on the amount of trash generated.

Rumpke currently does not offer curbside recycling in the unincorporated portion of Oxford Township. To recycle, residents must separate materials at home and haul them to a drop-off center. Drop-off for Oxford Township residents include bins at Miami’s Ditmer Field, Milford Township’s Maintenance Building, and Reily Township’s Community Center. In addition, Butler County’s mobile recycling trailer provides a drop-off point once a month, on the first Saturday, 9 AM to 11 AM at Oxford Wal-Mart and 11.30 AM to 2.00 PM at the former Wal-Mart property.

The community survey conducted by Miami’s Center for Public Management and Regional Affairs in 2000 found that 52.7 percent of Township residents were not aware of this service. The Center for Public Management survey reported strong interest in curb-side recycling in written comments added by respondents. Of 463 respondents, 117, or 25 percent, added a comment requesting curb-side recycling in the unincorporated portion of Oxford Township.
Recommendations

- **Development proposals should be treated in a similar manner regardless if they are situated inside or outside of the City of Oxford’s sewer service boundary.**
  The waste water needs of several houses clustered on a small portion of a large rural property can be handled through clustering of leeching fields protected by easements regardless of location within the unincorporated area of Oxford Township.

- **Strategies should be examined to encourage more solid waste recycling in the unincorporated portion of Oxford Township.**
  Residents of the unincorporated portion of Oxford Township have expressed a desire for more recycling options. Oxford Township does not contract for solid waste removal – individual property owners do that – so the township is not in a position to sign a contract for curbside pickup of recyclables throughout the township. A citizen’s committee or directed student research effort, such as an Institute of Environmental Sciences Public Service Project, could be asked to identify affordable options for township residents.

- **Underground utilities should be encouraged throughout the unincorporated portion of Oxford Township.**
FIGURE 3-2
OXFORD TOWNSHIP
CITY WATER & SEWER BOUNDARIES

Municipal Boundaries
Parcels
City Water Boundary
City Sewer Boundary
Figure 3-3. Example of clustering of leach fields.
4 Population Diversity

The population and housing stock in the unincorporated portion of Oxford Township are less diverse than in the United States as a whole. Statistics from the 2000 Census of Population and Housing, the most recent source of authoritative information, display the relative lack of diversity in Oxford Township. A key way to increase diversity is through creating a more economically vibrant community, so that spouses and partners of people employed in Oxford are also able to work in Oxford.

Goal

Promote a vibrant community that attracts and retains people of all ages and backgrounds to live and work in the Oxford area.

Objectives

- Encourage more employment opportunities for other members of households when one member already has a job in Oxford.
- Encourage expansion of current arts activities in Oxford Township, such as studio tours.
- Encourage opportunities for growing and selling local food within the Oxford community.
- Promote opportunities for outdoor recreation and natural areas in Oxford Township.

Discussion

The 2000 census provides detailed statistics on population and housing for the City of Oxford and for the entire area of Oxford Township (including both the City of Oxford and the unincorporated portion). Information for the unincorporated portion of Oxford Township in 2000 can be calculated by subtracting City figures from the total Township figures.

<table>
<thead>
<tr>
<th>Race</th>
<th>Oxford Township</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>96.8</td>
<td>75.1</td>
</tr>
<tr>
<td>Other</td>
<td>2.3</td>
<td>22.4</td>
</tr>
<tr>
<td>2 or more races</td>
<td>0.9</td>
<td>2.4</td>
</tr>
<tr>
<td>Hispanic/Latino</td>
<td>0.5</td>
<td>12.5</td>
</tr>
</tbody>
</table>

Table 4-1. Population by race and Hispanic/Latino. Source: U.S. Bureau of the Census.

The unincorporated portion of Oxford Township was 97 percent white, according to the 2000 census (Table 4-1). Only 50 of the 2,190 residents of the unincorporated portion of Oxford Township were nonwhite, and another 20
were mixed between white and another race. Only 10 residents, or \( \frac{1}{2} \) of 1 percent, were Hispanic/Latino.

The population of the unincorporated portion of Oxford Township was seven years older than the U.S. average, 42.4 compared to 35.3. The higher median age locally resulted from a smaller percentage of children than found nationally. In fact, the unincorporated portion of Oxford Township had a lower percentage of every age group below 44, as well as over 75 (Table 4-2). On the other hand, the unincorporated portion of Oxford Township had a much higher percentage of residents between 45 and 64, 32 percent compared to only 22 percent nationally.

<table>
<thead>
<tr>
<th>Population</th>
<th>Oxford Township</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5</td>
<td>4.1</td>
<td>6.8</td>
</tr>
<tr>
<td>5 to 17</td>
<td>19.5</td>
<td>18.9</td>
</tr>
<tr>
<td>18 to 24</td>
<td>6.9</td>
<td>9.6</td>
</tr>
<tr>
<td>25 to 34</td>
<td>8.4</td>
<td>14.2</td>
</tr>
<tr>
<td>35 to 44</td>
<td>15.5</td>
<td>16.0</td>
</tr>
<tr>
<td>45 to 54</td>
<td>20.3</td>
<td>13.4</td>
</tr>
<tr>
<td>55 to 64</td>
<td>12.1</td>
<td>8.6</td>
</tr>
<tr>
<td>65 to 74</td>
<td>8.4</td>
<td>6.5</td>
</tr>
<tr>
<td>75 to 84</td>
<td>3.6</td>
<td>4.4</td>
</tr>
<tr>
<td>85 and over</td>
<td>1.1</td>
<td>1.5</td>
</tr>
<tr>
<td>Median age</td>
<td>42.4</td>
<td>35.3</td>
</tr>
</tbody>
</table>


Also notable was the relatively small number of residents between 18 and 35 in the unincorporated portion of Oxford Township. The relatively low number of residents in the unincorporated portion of Oxford Township between 25 and 34 is a reflection of the community’s limited availability of jobs for people in the early years of their working careers.

The low number between 18 and 24 is an indication that few Miami students lived there. In the City of Oxford, 67 percent of the residents were between 18 and 24 – essentially Miami students – whereas in the unincorporated portion of Oxford Township only 8 percent were in that age group, much lower than even the national average.

The household composition of the unincorporated portion of Oxford Township differs sharply from the national average in two respects. First, Oxford Township has a higher percentage of households that consists of a married couple, specifically married couples without children under age 18 (Table 4-3). Second, Oxford Township has a smaller percentage than the national average of single parents. The household composition is a function of the lack of diversity in the housing stock of the unincorporated portion of Oxford Township.
Similarly, the housing stock in the unincorporated portion of Oxford Township is more homogeneous than the nation as a whole. Locally, more than 92 percent of structures are single family, compared to only 66 percent nationally (Table 4-4). Conversely, only 7 percent of structures contain two or more dwellings in Oxford Township, compared to 26 percent nationally.

The unincorporated area of Oxford Township has a higher percentage of owner-occupied dwellings and a smaller percentage of rental units than the nation as a whole. Oxford Township also has a smaller percentage of vacancies than found nationally (Table 4-5).
Housing in the unincorporated portion of Oxford Township has a higher value than in the nation as a whole, around $162,000 compared to around $120,000 in 2000 (Table 4-6). A relatively high share of the local housing was valued at between $15,000 and $199,999 in 2000.

<table>
<thead>
<tr>
<th>Value owner-occupied</th>
<th>Oxford Township</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $50,000</td>
<td>1.5</td>
<td>9.9</td>
</tr>
<tr>
<td>$50,000 - $99,999</td>
<td>27.1</td>
<td>30.4</td>
</tr>
<tr>
<td>$100,000 - $149,999</td>
<td>27.5</td>
<td>23.7</td>
</tr>
<tr>
<td>$150,000 - $199,999</td>
<td>25.6</td>
<td>14.6</td>
</tr>
<tr>
<td>$150,000 or more</td>
<td>18.4</td>
<td>21.4</td>
</tr>
<tr>
<td>Median</td>
<td>$161,880</td>
<td>$119,600</td>
</tr>
</tbody>
</table>

Table 4-6. Value of owner-occupied housing. Source: U.S. Bureau of the Census.

Median rents and mortgage payments were much lower than the national average in 2000 in the unincorporated portion of Oxford Township (Table 4-7). Median gross rent was $564 per month locally, compared with $602 nationally.

<table>
<thead>
<tr>
<th>Housing payments</th>
<th>Oxford Township</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median mortgage</td>
<td>$1,130</td>
<td>$1,088</td>
</tr>
<tr>
<td>Median gross rent</td>
<td>$564</td>
<td>$602</td>
</tr>
</tbody>
</table>

Table 4-7. Monthly payments for housing. Source: U.S. Bureau of the Census.

<table>
<thead>
<tr>
<th>Housing costs</th>
<th>Oxford Township</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner cost</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Less than 20 percent</td>
<td>63.5</td>
<td>54.0</td>
</tr>
<tr>
<td>20 to 24 percent</td>
<td>14.4</td>
<td>13.9</td>
</tr>
<tr>
<td>25 to 29 percent</td>
<td>10.2</td>
<td>9.4</td>
</tr>
<tr>
<td>30 to 34 percent</td>
<td>2.8</td>
<td>6.0</td>
</tr>
<tr>
<td>35 percent or more</td>
<td>9.1</td>
<td>15.8</td>
</tr>
<tr>
<td>Not computed</td>
<td>0.0</td>
<td>0.8</td>
</tr>
<tr>
<td>Renter costs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Less than 20 percent</td>
<td>38.7</td>
<td>32.4</td>
</tr>
<tr>
<td>20 to 24 percent</td>
<td>15.1</td>
<td>12.8</td>
</tr>
<tr>
<td>25 to 29 percent</td>
<td>0.0</td>
<td>10.4</td>
</tr>
<tr>
<td>30 to 34 percent</td>
<td>5.0</td>
<td>7.3</td>
</tr>
<tr>
<td>35 percent or more</td>
<td>15.1</td>
<td>29.5</td>
</tr>
<tr>
<td>No cash rent</td>
<td>26.1</td>
<td>7.6</td>
</tr>
</tbody>
</table>

Table 4-8. Percent of income spent on housing by owner-occupants and renters. Source: U.S. Bureau of the Census.

The percentage of income expended on housing is lower in the unincorporated portion of Oxford Township than in the nation as a whole. Nationally, 16 percent of owner-occupants and 30 percent of renters paid more than 35 percent of income for housing costs in 2000, compared to 9 percent and 15 percent, respectively, locally (Table 4-8).
More than one-fourth of renters in the unincorporated portion of Oxford Township paid no cash rent. This is likely the result of informal arrangements made between family members rather than contractual arrangements made between strangers.

Housing in the unincorporated portion of Oxford Township is larger than the national average. One-third of housing in the United States as a whole had four or fewer rooms, compared to one-eighth in Oxford Township, a reflection of the lack of apartments in the community. Conversely, 43 percent of housing in Oxford Township had at least seven rooms, compared to only 28 percent nationally (Table 4-9).

<table>
<thead>
<tr>
<th>Rooms</th>
<th>Oxford Township</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-3</td>
<td>4.8</td>
<td>16.8</td>
</tr>
<tr>
<td>4</td>
<td>8.6</td>
<td>16.0</td>
</tr>
<tr>
<td>5</td>
<td>22.0</td>
<td>20.9</td>
</tr>
<tr>
<td>6</td>
<td>21.3</td>
<td>18.5</td>
</tr>
<tr>
<td>7</td>
<td>21.1</td>
<td>12.1</td>
</tr>
<tr>
<td>8</td>
<td>11.5</td>
<td>8.1</td>
</tr>
<tr>
<td>9 or more</td>
<td>10.6</td>
<td>7.8</td>
</tr>
<tr>
<td>Median rooms</td>
<td>5.8</td>
<td>5.3</td>
</tr>
</tbody>
</table>

Table 4-9. Rooms in housing. Source: U.S. Bureau of the Census.

The housing stock in the unincorporated portion of Oxford Township is much older than the national average. One-fourth of the local housing was built prior to 1939, compared to only one-sixth nationally (Table 4-10). Conversely, one-third of the nation’s housing was built during the 1970s and 1980s, compared to only one-fourth in the unincorporated portion of Oxford Township.

<table>
<thead>
<tr>
<th>Year structure built</th>
<th>Oxford Township</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990-2000</td>
<td>17.8</td>
<td>17.0</td>
</tr>
<tr>
<td>1980-1989</td>
<td>10.1</td>
<td>15.8</td>
</tr>
<tr>
<td>1970-1979</td>
<td>12.1</td>
<td>18.5</td>
</tr>
<tr>
<td>1960-1969</td>
<td>15.4</td>
<td>13.7</td>
</tr>
<tr>
<td>1950-1959</td>
<td>10.9</td>
<td>12.7</td>
</tr>
<tr>
<td>1940-1949</td>
<td>8.2</td>
<td>7.3</td>
</tr>
<tr>
<td>1939 or earlier</td>
<td>25.5</td>
<td>15.0</td>
</tr>
</tbody>
</table>

Table 4-10. Year structure built. Source: U.S. Bureau of the Census.

Residents in the unincorporated portion of Oxford Township have lived in the same house much longer than the national average. Nationally, one-third of residents have lived in the same house since 1980, but locally the figure was one-half (Table 4-11).
<table>
<thead>
<tr>
<th>Year moved in</th>
<th>Oxford Township</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999-2000</td>
<td>18.7</td>
<td>19.9</td>
</tr>
<tr>
<td>1995-1998</td>
<td>22.8</td>
<td>28.9</td>
</tr>
<tr>
<td>1990-1994</td>
<td>12.0</td>
<td>16.1</td>
</tr>
<tr>
<td>1980-1989</td>
<td>19.3</td>
<td>15.6</td>
</tr>
<tr>
<td>1970-1979</td>
<td>10.8</td>
<td>9.9</td>
</tr>
<tr>
<td>1969 or earlier</td>
<td>16.4</td>
<td>9.7</td>
</tr>
</tbody>
</table>

Table 4-11. Year resident moved into housing. Source: U.S. Bureau of the Census.

Recommendations

• **Affordable housing should be sprinkled in the unincorporated portion of Oxford Township.**
  A supply of affordable housing is an important asset for the Oxford community. Most workers at Oxford’s largest employers do not live in the Oxford area. There are a number of reasons for this, including the relatively high cost of housing compared to other communities, primarily as a result of Miami students bidding up the price for rental housing. Oxford Township’s stock of older housing can be a useful source of affordable housing for the community. Affordable housing in the unincorporated portion of Oxford Township should not be concentrated in a single enclave.

• **Mobile homes should not be permitted in the unincorporated portion of Oxford Township.**
  Mobile homes offer a challenge in timely fire response in a rural community served by a Volunteer Fire Department. Older houses and manufactured homes offer affordable alternatives to mobile homes.

• **Special needs housing should be sprinkled in the unincorporated portion of Oxford Township.**
  The unincorporated portion of Oxford Township is home to individuals with special needs that can be best met through group home arrangements. The housing necessary to meet the needs of this group should not be concentrated in a large enclave.

• **Butler County should adopt a definition of family that addresses unrelated individuals.**
  Butler County’s Rural Zoning Resolution defines family as: “a person living alone, or two or more persons living together as a single housekeeping unit.” The City of Oxford defines family as: “a person living alone, or two or more persons related by blood, marriage or adoption, including minor children in the lawful custody of an adult member or members of the family, living together as a single housekeeping unit and occupying a single dwelling unit, or a group of not more than four unrelated persons living together as a single housekeeping unit occupying a single dwelling unit and using only common entrances and exits.” A definition like the city's would be more
appropriate for Oxford Township in view of its proximity to Miami University.
Page intentionally left blank.
5 Rural Economy

The rural character of the unincorporated portion of Oxford Township is defined primarily as an agricultural landscape. The preservation of the agricultural landscape depends on maintaining agriculture as an economic activity in Oxford Township. At the same time, the unincorporated portion of Oxford Township can diversify its economic base by attracting commercial activities that benefit from proximity to agriculture.

Goal

Sustain and nurture a healthy economy in the Oxford area focused on the City of Oxford and the farm economy of Oxford Township.

Objectives

- Attract businesses and visitors to Oxford Township’s rural landscape, such as through bed & breakfast lodging and scenic byways.
- Encourage farming of specialty crops in Oxford Township and a retail outlet to sell these crops locally.
- Promote public understanding of impacts on the landscape of changing local agricultural practices such as crop choices, tilling methods, and animal handling.
- Identify steps that the community can take to encourage continuation of farming by subsequent generations.
- Support environmentally friendly businesses such as information technology parks.
- Encourage cooperation with the City of Oxford to promote economic development in the Oxford area.

Discussion

Oxford Township farmland is productive. Nearly all of the unincorporated portion of Oxford Township, with the exception of the stream valleys, is prime farmland or prime farmland if drained (Figure 5-1).

“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. The soil qualities, growing season, and moisture supply are those needed for the soil to economically produce
sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied.” (www.pr.nrcs.usda.gov/technical/soil_survey/cbprimefarm.pdf)

Most of the farmland in the unincorporated portion of Oxford Township is in large parcels of at least 50 acres (Figure 5-2). Large contiguous areas of farmland are important for maintaining agricultural activity as well as preserving viewsheds.

Though most of the land in the unincorporated portion of Oxford Township is used for agriculture, few residents are engaged in full-time farming as an occupation. According to the 2000 census, 3.4 percent of employed persons living in the unincorporated portion of Oxford Township were classified as working in the agriculture industry (Table 5-1); the township’s 1,078 employed residents included 37 men and no women in agriculture.

<table>
<thead>
<tr>
<th>Industry</th>
<th>Oxford Township</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>Education</td>
<td>28.8</td>
<td>8.8</td>
</tr>
<tr>
<td>Retail trade</td>
<td>11.0</td>
<td>11.7</td>
</tr>
<tr>
<td>Construction</td>
<td>10.0</td>
<td>6.8</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>9.7</td>
<td>14.1</td>
</tr>
<tr>
<td>Professional &amp; management</td>
<td>8.2</td>
<td>9.3</td>
</tr>
<tr>
<td>Health &amp; social services</td>
<td>7.1</td>
<td>11.1</td>
</tr>
<tr>
<td>Arts, recreation, accommodation, food services</td>
<td>5.9</td>
<td>7.9</td>
</tr>
<tr>
<td>Finance, insurance, real estate</td>
<td>4.5</td>
<td>6.9</td>
</tr>
<tr>
<td>Agriculture</td>
<td>3.4</td>
<td>1.9</td>
</tr>
<tr>
<td>Public administration</td>
<td>2.6</td>
<td>4.8</td>
</tr>
<tr>
<td>Transportation &amp; warehousing</td>
<td>2.5</td>
<td>5.2</td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>1.6</td>
<td>3.6</td>
</tr>
<tr>
<td>Information</td>
<td>0.8</td>
<td>3.1</td>
</tr>
<tr>
<td>Other services</td>
<td>4.0</td>
<td>4.9</td>
</tr>
</tbody>
</table>

Table 5-1. Industry of employment of residents. Source: U.S. Bureau of the Census.

Not surprisingly, given the proximity of Miami University, the industry most heavily represented among residents of the unincorporated portion of Oxford Township was education. In the township, 29 percent of the residents worked in education, compared to only 9 percent nationally.

Median household income of $56,721 and per capita income of $26,231 in the unincorporated portion of Oxford Township were both well above national averages of $41,994 and $21,587, respectively (Table 5-2). Oxford Township had a smaller percentage of households below poverty level than in the United States as a whole.

<table>
<thead>
<tr>
<th>Income</th>
<th>Oxford Township</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median household income</td>
<td>$56,721</td>
<td>$41,994</td>
</tr>
<tr>
<td>Per capita income</td>
<td>$26,231</td>
<td>$21,587</td>
</tr>
<tr>
<td>Households below Poverty</td>
<td>3.9%</td>
<td>9.2%</td>
</tr>
</tbody>
</table>

Table 5-2. Income and poverty of residents. Source: U.S. Bureau of the Census.
Associated with a university-oriented labor force, average level of education was higher in the unincorporated portion of Oxford Township than the United States as a whole (Table 5-3). Twenty-five percent of the township’s adult residents had a masters, professional, or doctoral degree, compared to 9 percent nationally.

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>Oxford Township</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than high school</td>
<td>12.7%</td>
<td>19.6%</td>
</tr>
<tr>
<td>High school</td>
<td>27.6%</td>
<td>28.6%</td>
</tr>
<tr>
<td>Some college</td>
<td>20.2%</td>
<td>27.4%</td>
</tr>
<tr>
<td>Bachelors degree</td>
<td>14.5%</td>
<td>15.5%</td>
</tr>
<tr>
<td>Masters/professional degree</td>
<td>16.4%</td>
<td>7.9%</td>
</tr>
<tr>
<td>Doctoral degree</td>
<td>8.5%</td>
<td>1.0%</td>
</tr>
</tbody>
</table>


The census reported that 85 percent of the workers living in the unincorporated portion of Oxford Township worked in Butler County (Table 5-4). Only 10 percent worked in the county’s central cities (Hamilton and Middletown), leaving 75 percent who worked elsewhere in the county. Some may be working in Fairfield, West Chester, and other communities in Butler County, but it can be inferred that a large percentage worked in the City of Oxford. Only 15 percent of the residents of the unincorporated portion of Oxford Township worked outside Butler County, including 6 percent in a central city (presumably the City of Cincinnati or the City of Dayton), 3 percent in the suburbs of those two cities, and 5 percent in another state.

<table>
<thead>
<tr>
<th>Place of work</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Butler County</td>
<td>85.0</td>
</tr>
<tr>
<td>Hamilton or Middletown</td>
<td>10.3</td>
</tr>
<tr>
<td>Rest of Butler County</td>
<td>74.8</td>
</tr>
<tr>
<td>Outside Butler County</td>
<td>15.0</td>
</tr>
<tr>
<td>Another Ohio metropolitan area</td>
<td>9.1</td>
</tr>
<tr>
<td>Central City</td>
<td>6.3</td>
</tr>
<tr>
<td>Elsewhere in metropolitan area</td>
<td>2.8</td>
</tr>
<tr>
<td>Nonmetropolitan area in Ohio</td>
<td>1.0</td>
</tr>
<tr>
<td>Nonmetropolitan area in another state</td>
<td>4.8</td>
</tr>
<tr>
<td>N</td>
<td>1,062</td>
</tr>
</tbody>
</table>

Table 5-4. Place of work of employed residents. Source: U.S. Bureau of the Census.

That most residents of the unincorporated portion of Oxford Township worked in the City of Oxford can also be inferred from census data on travel time for commuters. Travel time to work was 14 minutes or less for 52 percent of the residents of the unincorporated portion of Oxford Township, compared to 29 percent nationally (Table 5-5). Mean travel time to work was 13.6 minutes locally, compared to 25.5 minutes nationally.
<table>
<thead>
<tr>
<th>Travel time to work</th>
<th>Oxford Township</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 5 minutes</td>
<td>5.3%</td>
<td>3.4%</td>
</tr>
<tr>
<td>5 to 9 minutes</td>
<td>21.6%</td>
<td>11.0%</td>
</tr>
<tr>
<td>10 to 14 minutes</td>
<td>25.2%</td>
<td>15.0%</td>
</tr>
<tr>
<td>15 to 19 minutes</td>
<td>11.9%</td>
<td>15.8%</td>
</tr>
<tr>
<td>20 to 24 minutes</td>
<td>8.0%</td>
<td>14.5%</td>
</tr>
<tr>
<td>25 to 29 minutes</td>
<td>5.6%</td>
<td>5.8%</td>
</tr>
<tr>
<td>30 to 34 minutes</td>
<td>4.4%</td>
<td>13.2%</td>
</tr>
<tr>
<td>35 to 39 minutes</td>
<td>2.6%</td>
<td>2.6%</td>
</tr>
<tr>
<td>40 to 44 minutes</td>
<td>4.5%</td>
<td>3.3%</td>
</tr>
<tr>
<td>45 to 59 minutes</td>
<td>6.7%</td>
<td>7.4%</td>
</tr>
<tr>
<td>60 to 89 minutes</td>
<td>3.6%</td>
<td>5.2%</td>
</tr>
<tr>
<td>90 or more minutes</td>
<td>0.5%</td>
<td>2.8%</td>
</tr>
<tr>
<td>Mean travel time</td>
<td>13.6 minutes</td>
<td>25.5 minutes</td>
</tr>
</tbody>
</table>

Table 5-5. Commuting time to work. Source: U.S. Bureau of the Census.

Recommendations

- **Sound land use planning encourages preservation of farming as a business through incentives that encourage preservation of the farmland.**
  Land use planning cannot by itself eliminate the global-scale economic and demographic trends that discourage the business of farming. But local-scale factors that discourage farming can be addressed. The two key elements of a land use plan that support farming are protection of extensive tracts of land for farming and protection of future income streams.

- **Large contiguous areas appropriate for farming need to be protected for farming.**
  Farmland needs to be protected from “checkerboard” residential development that disrupts the viability of farming. Agriculture is not economically viable on small, isolated, and fragmented parcels of land surrounded by residential developments.

- **To protect property owners’ development rights while also promoting retention of agriculture, a plan must encourage fiscally viable alternatives.**
  One way is to encourage clustering of houses on a small portion of a property while retaining most of the property in farming. A second way is to encourage a farm owner to sell the right to develop a portion of the farm to another property more suitable for immediate development.

- **Preservation of Oxford Township’s rural landscape can stimulate tourism.**
  Protection of an attractive rural landscape is a sound economic policy because it can encourage more visitors to come to the community to view and experience it. Rural landscape visitors are especially attracted to
staying in small-scale bed & breakfast facilities embedded in the rural environment. A scenic byway system currently being planned for the region as a whole would pass through Oxford Township. The community possesses considerable outdoor recreation potential that could be more fully promoted in conjunction with preservation of the rural landscape.

- **Marketing of Oxford Township’s natural attractions can become a part of the City of Oxford’s economic development strategy.**
  Because the City of Oxford is the location of the area’s restaurants, promotion of landscape-related tourism in the unincorporated portion of Oxford Township will have a positive impact on the City of Oxford’s economy.
CITY OF OXFORD

COLLEGE CORNER

CONTRERAS

OXFORD COLLEGE CORNER RD (U.S. 27)

STOUT RD

STOUT RD

TAYLOR RD

SH

ERA RD

CONTRERAS RD

FAIRFIELD RD

RIGGS RD

BROOKVILLE RD

INDIAN C

REEK RD

STILLWELL BECKETT RD

OXFORD REILY RD (S.R. 732)

CSX RR

KEHR RD

BOOTH RD

CSX RR

MILLOWVILLE OXFORD RD (U.S. 27)W

ALLACE RD

WOODRUFF RD

BONHAM RD

SOMERVILLE RD

MORNING SUN RD (S.R. 732)

BUCKLEY RD

BROWN RD

TODD RD

DOTY RD

JONES RD

GWOOD RD

43

FIGURE 5-2
OXFORD TOWNSHIP
PARCEL SIZE AND
CAUV PARCELS
Page intentionally left blank.
Transportation Network

Transportation improvements are not planned in isolation of other elements of a community. Rather, the appropriate transportation network is a function of land use activities. Every trip has a place of origin and a place of destination; if these places are scattered and dispersed, then private motor vehicles are typically utilized. When origins or destinations are concentrated, and distances are shorter, alternatives to individual motor vehicles, including bicycles, walking, buses, and carpooling, may be effective.

The planning of a transportation network takes into account future patterns of land use. As the population of a community increases, more trips are generated. As new residential and commercial areas are developed, demand will increase to make trips to and from these areas. If these new areas are located relatively far from the rest of the community, private motor vehicles will be the principal mode of transportation; but if they are located close to existing development then alternatives become more feasible.

When Butler County Planning Commission approved this Plan in May 2008, it tabled this chapter so that the key stakeholders in the Oxford area could work together on transportation plans. On June 23, 2008, and September 17, 2008, Oxford Township Trustees held joint work sessions with Oxford City Council, Milford Township Trustees, and representatives of Miami University and Butler County. State mediator Fred Bartenstein facilitated the meetings. In addition, Oxford City Council devoted a work session in August and most of a regular meeting in September to discussion of transportation plans.

As a result of these efforts, most discrepancies between City and Township plans were addressed. On the most contentious issue, the 27/73 Connector, differences were reduced but not eliminated. Butler County Planning Commission adopted Figure 6-5 on October 14, 2008, and the text of this chapter on November 11, 2008. The adopted map and text in this chapter represent a compromise between City and Township positions.

Goal

Create a transportation network that includes opportunities for walking, biking, carpooling, and buses, while maintaining safe roads for necessary personal and commercial vehicular traffic.

Objectives

- Adopt regulations that encourage integration into new developments such as alternative transportation opportunities as sidewalks and bikeways.

- Encourage implementation of the recently adopted plan for a bikeway route that circles around Oxford Township.
• Encourage connection of bikeways in Oxford Township with those planned for adjacent jurisdictions, as shown on the Butler County Thoroughfare Plan.

• Encourage improvement of existing roads through grading, curbs, and other safety-related engineering.

• Promote strategies that reduce demand for driving private cars.

• Do not construct new roads that adversely affect Oxford Township’s rural character.

• Construct new roads only in response to decisions made by Butler County Planning Commission to permit alteration of land use patterns in Oxford Township.

• Avoid construction of new roads in areas identified on other maps in this plan as the most environmentally sensitive in Oxford Township.

• Where possible, improve existing roads rather than construct new roads to alleviate congestion and channel through traffic in Oxford.

Discussion
Principal mode of transport in the unincorporated portion of Oxford Township is private motor vehicle. Although most people work locally and have short commuting distances (see Tables 5-4 and 5-5), commuting is done primarily by single-occupancy private motor vehicle (Table 6-1).

<table>
<thead>
<tr>
<th>Commuting to work</th>
<th>Oxford Township</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drive alone</td>
<td>82.7</td>
<td>75.7</td>
</tr>
<tr>
<td>Carpool</td>
<td>11.9</td>
<td>12.2</td>
</tr>
<tr>
<td>Public transport</td>
<td>0.0</td>
<td>4.7</td>
</tr>
<tr>
<td>Walk</td>
<td>1.4</td>
<td>2.9</td>
</tr>
<tr>
<td>Bicycle</td>
<td>0.3</td>
<td>0.4</td>
</tr>
<tr>
<td>Other means</td>
<td>0.0</td>
<td>0.8</td>
</tr>
<tr>
<td>Worked at home</td>
<td>3.8</td>
<td>3.3</td>
</tr>
</tbody>
</table>

Table 6-1. Mode of travel to work. Source: U.S. Bureau of the Census.

Car ownership rate is high in the unincorporated portion of Oxford Township compared with the national average (Table 6-2). Locally 74 percent of households have at least two vehicles, compared with 56 percent nationally. At the other end of the spectrum, 2 percent of local households have no vehicle, compared with 10 percent nationally.
<table>
<thead>
<tr>
<th>Vehicles available</th>
<th>Oxford Township</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>2.4</td>
<td>10.3</td>
</tr>
<tr>
<td>1</td>
<td>23.5</td>
<td>34.2</td>
</tr>
<tr>
<td>2</td>
<td>47.0</td>
<td>38.4</td>
</tr>
<tr>
<td>3 or more</td>
<td>27.2</td>
<td>17.1</td>
</tr>
</tbody>
</table>

Table 6-2. Vehicles per household. Source: U.S. Bureau of the Census.

Several plans to build new roads in the unincorporated portion of Oxford Township have been circulated in recent years. Several plans have also been developed to create bicycle routes in Oxford Township.

- **Northwest Butler Transportation Study, 2004**
  This study, directed by OKI in association with the Butler County Engineer’s Office and the Ohio Department of Transportation, developed a strategic plan for an eight-township area including Oxford Township (Figure 6-1). Recommendations for the unincorporated portion of Oxford Township were
  - Widening of Millville Oxford Road (US 27) from two to three lanes
  - Improvement of the intersection of Stillwell Beckett Road and Oxford Reily Road (OH 732)
  - Construction of a connector along the southwest side between Oxford Reily Road (OH 732) and Trenton Oxford Road (OH 73).

- **Butler County Engineers Office, 2006**
  A Thoroughfare Plan for Butler County was adopted by the Butler County Planning Commission in November 2006 based on recommendations of the Butler County Engineers Office. Butler County Planning Commission rescinded the Oxford Township portion of the plan in December 2006, pending submission of this Comprehensive Land Use Plan. The 2006 map was replaced by a 2008 map, shown in Figure 6-5.

- **City of Oxford Thoroughfare Plan, 2007**
  The City of Oxford adopted a Thoroughfare Plan in October 2007 (Figure 6-2). New roads in the unincorporated portion of Oxford Township included:
  - A minor collector between US 27 and OH 732 on the north side.
  - A major collector around the south and west sides connecting US 27 north and US 27 south.

  The Oxford City Council also adopted two resolutions in August 2008:
  - A request that OKI and ODOT undertake studies to consider possible rerouting of US 27 and OH 73 over local roads inside Oxford.
  - A request that ODOT amend the 27/73 Connector study area by adding land to the west of the Four Mile Creek (Figure 6-3). The resolution also required that one end of a proposed 27/73 Connector must be located at the intersection of Chestnut St. and Patterson Ave. The resolution also stated that a 27/73 Connector
would be constructed only if ODOT’s traffic impact studies warrant it on safety grounds.

• Bicycle Plans
Two plans to accommodate bicycles have included proposals for the unincorporated portion of Oxford Township.
  • The Oxford Area Trails Committee adopted a route for a perimeter multi-use trail encircling the City of Oxford, based on recommendations by a 1999 Miami Institute of Environmental Sciences Public Service Project.
  • The 2007 Butler County Thoroughfare Plan included a map of roadways with designated bicycle facilities. Proposals for the unincorporated portion of Oxford Township included:
    o The Oxford Area Trails Committee’s trail encircling the City of Oxford.
    o A bikeway along Brown Road.
    o Shared roads with signs along Bonham Road, Oxford Reily Road, and portions of Brookville, Riggs, and Somerville roads.

• Oxford Township Plan Committee and Trustees Recommendations, 2008
The Oxford Township Plan Committee recommended to the Township Trustees adoption of a Thoroughfare Plan as part of this Plan document in April 2008. Township Trustees voted to recommend to the County adoption of this Thoroughfare Plan in May 2008 (Figure 6-4). Principal elements of the Township Thoroughfare Plan recommendations included:
  South Side
    o Construction of an east-west collector along the south side of Oxford Township between US 27 South and OH 732. A majority of the Oxford Township Plan Committee that prepared the draft of this Plan supported construction of a south side collector only if needed to provide access to a new high school that may be constructed in the area. Oxford Township Trustees voted to delete that condition and supported placement of the collector on the Road Improvement map without condition.
  West Side
    o Intersection improvements along Riggs and Taylor roads. A majority of the Oxford Township Plan Committee that prepared the draft of this Plan supported west-side improvements only if the new road preserves the rural character and agricultural landscape of the western portion of Oxford Township and limits access to the road for residential driveways. Oxford Township Trustees voted to delete those conditions and supported placement of the west-side improvements without condition in accordance with recommendations and standards set by the County Engineer.
  North Side
The City’s Thoroughfare Plan shows a minor collector between US 27 North and OH 732 north of Oxford. This road does not appear on the County Engineer’s November 2006 Plan. Oxford Township Trustees unanimously oppose this road. The committee that prepared this Plan also opposes construction by a vote of 11 to 1 with 1 abstention and 2 not present. The route does not appear to address the needs of existing traffic flow in Oxford, nor does it provide bypass relief for through traffic.

East Side
Oxford Township Trustees unanimously opposed construction of a proposed connector between US 27 and OH 73 on the east side of Oxford Township. The committee responsible for preparing this Plan opposed a 27/73 Connector by a vote of 9 to 3 with 1 abstention and 2 not present.

South Side
Construction of an east-west collector along the south side of Oxford Township between US 27 South and OH 732. The Plan adopts the alignment shown on the City of Oxford’s Thoroughfare Plan because it avoids a conservation easement in the area, whereas the County Engineer’s 2006 proposal crossed that easement.

West side
Intersection improvements along Riggs and Taylor roads. These improvements will facilitate movement of light vehicles around the City of Oxford (Figure 6-6).

East side
Connector between US 27 and OH 73. The 27/73 Connector on this map is shown entirely inside the current limits of the City of Oxford and entirely west of Four Mile Creek. The City of Oxford supports the Connector and has fixed the southern point of the route as the intersection of Patterson and Chestnut streets, but wishes to keep the point of intersection with OH 73 flexible, with the possibility of being on the east side of Four Mile Creek. Oxford Township opposes locating the Connector east of Four Mile Creek.

A circular bicycle trail around Oxford should be constructed following the plan approved by the Oxford Area Trails Committee.
Recommended routes are shown on Figure 6-7.
ALTERNATIVE 5C

Proposed Improvements
- Intersection Upgrades
- Lane and Shoulder Upgrades
- Major Improvements
- Widen to Three Lane Section
- Major Project: Two Lane

Previously Improved
- Lane and Shoulders
- Upgraded (existing)

- Upgrade key intersections and roadway sections (lane and shoulder widths)
- plus re-align US 27 and SR 129 in Millville
- plus widen US 27 to four lanes from SR 128 to Millville
- plus three lane segment on US 27 between Minton Road and McGonigle and between Stillwell Beckett and Chestnut Roads
- plus two lane connector between US 27 and SR 73 and between US 27 and SR 732 (south of Oxford)
- plus consideration of re-routing US 27 over local roads

An Exhibit from the Northwest Butler Transportation Study

Recommended Plan
FIGURE 6-4
OXFORD TOWNSHIP
RECOMMENDED
NEW ROADS
FIGURE 6-6
OXFORD TOWNSHIP
RECOMMENDED
INTERSECTION
IMPROVEMENTS
FIGURE 6-7

IMPROVEMENTS
BIKEWAY
RECOMMENDED
OXFORD TOWNSHIP

Butler County
Department of Development
Planning Division
Butler County Administrative Center
130 High St, Hamilton, Ohio 45011

Road Types
- Without Bikeway
- Shared with Signs Proposed
- With Bikeway, Proposed
- Separate Bike Path, Proposed
- Rail Line
- Municipal Boundaries

0.5 1 1.5 2 2.5 3 3.5 4 4.5 5 5.5 6 6.5 7 7.5 8

± 0.5

Miles

Figure 6-7
7 Fiscal Viability

Tax revenues in the unincorporated portion of Oxford Township are currently sufficient to maintain provision of services. Future land use patterns could adversely affect the current situation. In particular, rapid residential growth could increase demand for services, whereas extensive annexation could reduce sources of revenues. With careful planning and the cooperation of neighboring jurisdictions, the township’s currently favorable fiscal position can be maintained.

Goal

Assure the fiscal viability of Oxford Township so that it can continue to provide good quality public services.

Objectives

• Continue recent patterns of negotiating annexation agreements favorable to the township’s fiscal position.

• Encourage development of office and light industry that will contribute to the township’s fiscal base.

• Encourage revenue-generating tourism opportunities.

Discussion

A 2007 study by Randall Gross / Development Economics calculated the fiscal impact of eight types of land use activities on net revenues in the City of Oxford and the Talawanda School District (Table 7-1). Office and retail land uses had the most favorable net impact on school district revenues, because these activities paid property taxes but did not generated school-goers.

<table>
<thead>
<tr>
<th>Net Fiscal Impact</th>
<th>Talawanda</th>
<th>City of Oxford</th>
<th>City + Talawanda</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>+$33,637</td>
<td>+$5,267</td>
<td>+$38,904</td>
</tr>
<tr>
<td>Retail</td>
<td>+$25,414</td>
<td>+$2,191</td>
<td>+$27,605</td>
</tr>
<tr>
<td>Industrial</td>
<td>+$1,055</td>
<td>+$3,741</td>
<td>+$4,796</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Condo</td>
<td>-$1,432</td>
<td>+$1,950</td>
<td>+$518</td>
</tr>
<tr>
<td>2-3 Family</td>
<td>-$2,241</td>
<td>-$140</td>
<td>-$2,382</td>
</tr>
<tr>
<td>Multi-family</td>
<td>-$9,683</td>
<td>-$5,803</td>
<td>-$15,486</td>
</tr>
<tr>
<td>Single-family</td>
<td>-$22,615</td>
<td>+$1,819</td>
<td>-$20,795</td>
</tr>
</tbody>
</table>

Table 7-1. Fiscal impact by land use acres Talawanda and City of Oxford.
All types of residential land uses had a negative fiscal impact. Single-family residential had the largest net negative impact; condos and 2-3 family structures had the smallest net negative impact, because they are less likely to be occupied by school-age children.

A second local study of the fiscal impact by land use was prepared in 2004 by the American Farmland Trust. The study, titled “Cost of Community Services Study,” covered Butler County as a whole. The study found that for each $1 of revenue generated, residential areas required an average of $1.12 in services, commercial and industrial areas $0.45, and farm and open land $0.49. In other words, residential areas needed more public service expenditures than they generated in tax revenues, whereas nonresidential and farmland generated more revenues than expenditures.

Recommendaions

- **Oxford Township Trustees are encouraged to pursue a Joint Economic Development District (JEDD) with the City of Oxford for developments such as the Miami Heritage Technology Park.**

A Joint Economic Development District (JEDD) is an arrangement in Ohio where one or more municipalities and a township agree to work together to develop township land for commercial or industrial purposes. The benefit to the municipality is that they get a portion of the taxes levied in the JEDD without having to annex it. The benefits to the township are that it does not lose prime development land, it can still collect property taxes, and it normally receives water from the municipality, which it may not otherwise have. To create a JEDD, the municipality and township work together to create a contract; the arrangement is detailed and complex. This contract specifies details such as how taxes are levied and shared, annexation prohibitions, and water rates. The communities then vote on the agreement. The issue must pass in each community for the JEDD to be approved. (http://www.answers.com/topic/joint-economic-development-district)
Local Cooperation

In 1960, the City of Oxford was carved out of Oxford Township as an independent municipality with a charter form of government. The City’s initial municipal boundaries coincided with the Mile Square. Through annexations, the City has since expanded from the original 1 square mile to 6.3 square miles.

The City of Oxford and Oxford Township governments cooperate formally and informally in many respects. However, when it comes to land use regulations, the two jurisdictions operate independently. As a municipality, the City of Oxford has adopted its own zoning, subdivision, and other land use regulations. The unincorporated portion of Oxford Township is covered by Butler County regulations. The two sets of land use regulations provide differing standards and processes.

Goal

**Improve cooperation and coordination among Oxford Township, the City of Oxford, nearby townships, Butler County, and Miami University.**

Objectives

- Establish a joint planning commission with the City of Oxford.
- Revise city and county zoning and subdivision ordinances so that the two provide comparable zones and regulatory provisions for Oxford city and township.
- Seek representation on Miami University and city of Oxford committees that have a direct impact on land use in Oxford Township
- Develop joint planning initiatives with officials of adjacent townships

Discussion

The residents of the unincorporated portion of Oxford Township have expressed concerns about annexation. At the September 6, 2007, public meeting, the most frequently suggested addition to the preliminary list of goals drawn up by the Plan Committee was to minimize annexation of land into the City of Oxford from the unincorporated portion of Oxford Township.

The Oxford Township Plan Committee recognizes the legitimate concerns of citizens in the unincorporated portion of Oxford Township about annexation. Annexation is a necessary tool of development in some cases, and it is the legal right of a property owner to request it. However, in the Oxford area property
owners have sometimes requested annexation in order to find the most permissive regulatory environment. The committee hopes that cooperation between the City of Oxford, Oxford Township, and Butler County to produce joint and parallel plans, zoning ordinances, and subdivision ordinances will minimize the instances of annexation that have generated the concern among township residents, and as a result annexations will be limited to those justified by specific conditions.

Recommendations

- **Consistency is needed between City of Oxford and Butler County zoning and subdivision regulations.**
  Changes in Butler County zoning and subdivision regulations will be needed to carry out the goals of this plan. As the county undertakes these revisions, it needs to work with the City of Oxford, which will also be reviewing its regulations as part of its comprehensive plan update.

- **Joint planning is needed among Oxford Township, the City of Oxford, and Butler County.**
  The interests of the City and Township are deeply intertwined and highly symbiotic. A process is needed to help strengthen formal relationships between the two, as well as with Butler County. Regularly scheduled joint meetings between Oxford Township Trustees and members of Oxford’s City Council have provided a useful start.

- **The use of Joint Economic Development Districts (JEDD) can minimize the need and opportunities for annexation.**
  As discussed in the previous chapter, one element of a JEDD is agreement by a city not to annex nonresidential property in a township covered by a JEDD.
9 Implementation

The goals of this Plan cannot be carried forward successfully by relying on the zoning and subdivision regulations currently available in Butler County. Consequently, this committee has reviewed innovative land use regulations that may be appropriate for a sparsely populated predominantly rural community.

Goal

_Adopt innovative state-of-the-art land use regulations and techniques designed to implement the goals of this plan, and encourage other nearby localities to adopt similar tools._

Objectives

- Promote public education and understanding of alternatives to conventional zoning and subdivision ordinances that are currently in use in similar communities.

- Undertake joint planning with the City of Oxford to enact consistent land use regulations.

- Recommend to Butler County adoption of new land use regulations that address the needs of the county’s rural townships.

- Identify innovative land use regulations that can protect the ability of property owners to receive fair market compensation for their land.

Discussion

The typical housing development in the rural part of Oxford Township divides a large property into as many lots as is permitted by the zoning ordinance and health regulations. The two most frequent constraints on the number of lots are the amount of frontage available along a road and the amount of land needed for a leach field. The resulting pattern is a row of narrow and deep lots strung out along a rural road. The house is sited relatively close to the road and the deep narrow rear yard is either planted in grass or left to grow “wild.”

An alternative to this pattern of development known as Conservation Development has gained support in communities concerned with the loss of farmland through urban encroachment. Conservation Development allows residential development while providing for more open space, including farmland.

Conservation Development starts by identifying the sensitive environmental and cultural features of the property that are to be protected from destruction.
Houses are clustered close together on the remaining portion of the property. Instead of becoming yards of individually owned lots, most of the land remains permanent agriculture, woods, or other open space. The open space is protected permanently by a conservation easement, a legally binding agreement that restricts unwanted development into perpetuity. Careful placement of the houses on the property also preserves agricultural viewsheds, as recommended in Chapter 1.

Conservation Development may result in higher overall development costs. Longer access roads and water lines may be needed to reach houses if they are set back further from the road. Site preparation costs may be higher to prevent damage to sensitive features and to place houses in the best possible locations. In such cases, higher development costs can be offset by permitting more housing units to be built than would be the case under “conventional” zoning regulations. Furthermore, Conservation Developments around the country have been shown to generate more revenue per unit than “conventional” subdivisions, because consumers are willing to spend more for a house that overlooks open space rather than neighbors and roads.

To encourage Conservation Developments in the unincorporated portion of Oxford Township, Butler County zoning and subdivision regulations may need to be modified. Design standards may be needed to address thegoals of conservation development. Examples are minimum lot sizes and minimum front, side, and rear setbacks. It is not appropriate in a long-range plan, however, to make detailed recommendations concerning specific zoning and subdivision regulations. That job should be undertaken after adoption of this plan, through the county, and consistent with the goals of this plan.

Handling of waste water is often the greatest obstacle to doing a Conservation Development in a rural area not served by a municipal sewer system, as in most of the unincorporated portion of Oxford Township (see Chapter 4). Standards vary by condition of soil, but in Oxford Township a leach field of one-third acre is common. The leach field must be identified on a plat and protected legally from being covered by an impervious surface.

Butler County Health Department permits the leach field to be located on a different lot than the house as long as the field is protected by a legally recorded easement. The land above the field may not be developed, nor subject to disturbance or compaction. In terms of agriculture, the land above the field could be planted in grass or hand-tended crops, but could not be planted and harvested using heavy mechanical equipment. As technologies improve, other alternatives, such as mechanical systems, constructed wetlands, land application, or small community systems, may be developed that are compatible with Conservation Developments in rural areas.

Conservation Development principles apply at the scale of Oxford Township as a whole, as well as at the scale of individual properties. Development can be restricted in the portions of Oxford Township considered most environmentally sensitive. However, restricting development in environmentally sensitive areas must be accompanied with protecting the ability of property owners to achieve fair market value from the sale of land for housing. One way to combine these
two objectives is permitting an owner to sell the right to develop a property to
an owner of another property. In the case of Oxford Township, this type of
transfer could be encouraged into land adjacent to the City of Oxford served by
municipal water and sewer services and away from farmland outside the
service area.

Recommendations

• **The recommended future land use plan map is shown in Figure 9-1.**
  The map recommends allocating the unincorporated area of Oxford
  Township to four land use areas:
  • **Agriculture / Conservation areas**
    Land areas suitable for continued agricultural production, natural areas,
    or Conservation Development [defined below] which contain none of the
    environmentally sensitive features and characteristics defined below.
  • **Environmentally Sensitive areas**
    Land areas suitable for continued agricultural production, natural areas,
    or Conservation Development which contain one or two of the
    environmentally sensitive features and characteristics defined below.
  • **Areas Unsuitable for Development**
    Land areas which contain three or more of the environmentally sensitive
    features and characteristics defined below which would be best left in
    their natural state or given the highest priority for protection.
  • **Public Lands**
    Land areas which are owned by local, state, or federal organizations, or
    Miami University Lands.

• **A Conservation Development includes the following:**
  A Conservation Development is designed around a site’s most significant
  natural and cultural resources (see Figure 9-2). This is a typical process for
  a Conservation Development regulation:
  • **Prepare Location Map**
    Compiled from existing publications, showing vegetative cover,
    topography, soils, and floodplains.
  • **Prepare Existing Resources and Site Analysis Map**
    Identifying significant natural resources, such as productive cropland,
    wildlife habitat, meadows, forests, stream valleys, significant trees; and
    significant cultural resources, such as farmhouses, barns, fences, and
    trails.
  • **Prepare Sketch Plan**
    Process follows these steps:
    • Identify Conservation Areas, such as wetlands, floodplains, and steep
      slope
    • Locate house sites in areas not protected as open space
    • Connect house sites with streets and trails
• Draw in lot lines
• **Prepare Preliminary Plan**
• **Prepare Final Plan**

**The environmentally sensitive features and characteristics include the following:**

- 100-year floodplains as defined by the Federal Emergency Management Agency (FEMA) and includes 150-foot riparian stream buffers adjoining blue-line streams as defined by the United States Geological Survey (USGS)
- Areas with aquifer pollution potential as defined by the Ohio Department of Natural Resources, Division of Water.
- Steep slopes containing soils considered Highly Erodible by the United States Department of Agriculture (USDA), Natural Resource Conservation Service.
- Wooded areas as defined as areas with mature trees mapped using aerial photography.
- Areas containing rare or endangered species as defined by the Ohio Department of Natural Resources Division of Natural Areas and Preserves.
- Bodies of water including rivers, streams, creeks and ponds.

**Implementation of this plan will require alteration of Butler County zoning and subdivision regulations.**

Changes in Butler County zoning and subdivision regulations will be needed to implement this plan. It is recommended that a committee be established with county and township representation to recommend changes in zoning and subdivision regulations. Neighboring jurisdictions, including other “rural” townships in Butler County and the City of Oxford, should be invited to participate in the revision process.

**Property owners should have the right to buy or sell density permitted under this land use plan.**

An owner holding the right to subdivide a property to a certain number of lots in Oxford Township should be allowed to sell the right to some or all of those lots to a property elsewhere in Oxford Township. The right to sell density could be extended to the City of Oxford if that jurisdiction agreed to it.

**Property owners should be “held harmless” in regulatory revisions.**

The intent of this plan is to permit any property owner to subdivide and construct housing at a density at least as equal to current land use regulations, as long as development is consistent with conservation development principles outlined here.
Incentives are needed so that new housing in Oxford Township follows conservation development principles. The cost of doing a conservation development may be higher per acre than a conventional development. To encourage a property owner to undertake a conservation development, two elements of revised regulations would be especially critical:

- The conservation development approval process should be seen as the most “streamlined” development alternative.
- A conservation development may need to permit additional density compared to conventional development in order to offset higher development costs.

Conservation Developments need to be sited in such a way as to maintain large continuous areas for agriculture. Small patches of farmland may not be sustainable. For example if a 50-acre property preserves 40 acres of farmland, those 40 acres may not be sustainable for farming unless they are adjacent to other farmland.

This Plan’s preference for Conservation Development does not preclude the possibility of other forms of development in Oxford Township. It is the hope of this Plan that property owners will choose to develop in accordance with Conservation Development. In specific circumstances, an individual property owner may choose to develop in a conventional large-lot or another pattern, and this Plan is not designed to prevent those options.

The committee recommends that the Oxford Township Trustees review this Plan within five years and consider steps to implement portions that have not been addressed.
FIGURE 9-1
LAND USE PLAN
FUTURE
OXFORD TOWNSHIP
**Existing Development Regulations**

Property Size: 56 acres

Existing zoning regulations: 1 home site per 200' of road frontage

Number of lots created: 9

Average lot size: 6.2 acres

Amount of farmland saved: 0 acres

Amount of open space: 0 acres

Number of driveway cuts onto county road: 9 drives

Amenities: none

**Assumptions**

40' x 60' house footprint, 4 bedrooms

17,000 - 40,000 sq.ft. areas for leach area and replacement leach area

50' front yard setback

**Scenario 3 - Small site**

**Proposed Conservation Subdivision**

Property Size: 56 acres

Proposed zoning regulations: Proposed Conservation Subdivision Design

Number of lots created: 11

11 lots if 1 lot per 5 acres of land

Average lot size: about .65 acre

Amount of farmland saved: 30 acres

Amount of open space/wooded area saved: 15 acres

Number of driveway cuts onto county roads: 1 drive

Amenities: 15 acres of green space, walking trails, rural views preserved.

**Assumptions**

40' x 60' house footprint, 4 bedrooms

17,000 - 40,000 sq.ft. areas for leach area and replacement leach area

60' right-of-way

24' roadway width

20' front yard setback
FIGURE 9-2 (b) EXISTING DEVELOPMENT REGULATIONS

PROPOSED CONSERVATION DEVELOPMENT SUBDIVISION
Appendix 1

September 6 Public Input

Community Goals

Rural Character
Committee goal #1: Maintain the rural landscape, scenic views, and agricultural character of Oxford Township

A. Support for Committee goal:
- #1 maintain rural landscape and scenic views.
- Agree Goal # 1
- Goal #1 First and foremost, we need to keep as much rural and agricultural space as possible.
- #1 and #4 Committee Goal
- Maintain and preserve rural character.
- Preserve rural character of the township.
- Protect rural character of community.
- Maintain the rural landscape, scenic views, and agricultural character of Oxford Township.
- Preserve the overall “character” of Oxford—landscape, green space
- Maintain rural landscape/views/character… Committee Goal #1
- To keep the township rural with the farmland, woods, creeks and wildlife
- Improve the rural landscape, scenic views & agricultural character of Oxford.
- Maintain the rural landscape, scenic views and agricultural character of Oxford Township
- Maintain rural landscape and ag. Character
- Preserve rural ambiance of Township

B. Related goals:
- Create appreciation and pride for the rural character of the Township... things like bike paths or public gardens could help those in the city understand why parts of the Township should stay undeveloped.
- Maintain properties—no junk cars, boats, unmowed lots, etc.
- Innovative ways to create appreciation of rural landscape—parks, paths out of city, community gardens
- Remain small non suburbia community
- Beautification (maintenance, removal of junk, enhancement of identity and character)
- Remain agricultural
- Accommodate farmers who want to continue farming
- Beautiful scenic areas
**Conservation**

Committee goal #2: Conserve Oxford Township’s woods, water, wildlife, and other sensitive environmental, historical, and cultural resources

A. Support for Committee goal:
- Goal #2
- Goal #2 Conserve the township’s woods, water, wildlife, and other environmental, historical & cultural resources
- Conserve Oxford Twp woods, water, wildlife and even try to become a leader in creating sanctuaries and protecting diverse species of plants and animals. Community gardens.
- I agree with goal #2
- Preserve wooded areas #2
- Conservation of wildlife area/BEINGS
- Conserve Environmental Resources (Preliminary Goal#2)
- Conserve…woods/water/wildlife, etc. Committee Goal #2
- Conserve Township woods, water, wildlife, environmental resources
- Conserve woods, wildlife, water, etc.

B. Similar to Committee goal:
- Along with goal #2 – eliminate hunting clubs with target practice and create noise pollution.
- Woods
- Farms
- Wildlife
- Make environmental protection of green space preservation a high priority in all development projects.
- Increase land in conservation
- Encourage a “Natural Environment” for example no loud music, dark night skies (no street lights), clean streams, pure air
- Maintain rivers & creeks.
- Restore habitat, prairie
- Maintain sensitive areas (flood plains, HEI, Ground, Parks etc. as no/limited growth areas
- Conserve wild-land areas

**Innovative Tools**

Committee goal #3: Adopt innovative state-of-the-art land use regulations and techniques designed to implement the goals of this plan, and encourage other nearby localities to adopt similar tools

A. Support for Committee goal:
- Goal #3
- Adopt innovative state-of-the-art land use regulations and technology.
- #3 Committee Goal (Innovative OK but experimental not)
- Possibly the intent of #3; however set and stick to regulations for developers and builders, and homeowners regarding quality of buildings on that parcel and use of land
- "Innovative state-of-the-art land use regulations” that benefit the environment and human quality of life rather than diminish it (in unincorporated areas) and that provide for in-fill
in the already developed areas so that public transport and walking/biking is a reasonable alternative (in Oxford city).

- Create innovative subdivision design that preserves and protects natural environment

**B. Conservation development**

- Development to be done in an environmentally, progressive way. Forward thinking.
- Prevent sprawl
- Create innovated subdivision design that preserves & protects natural environment – ie. concentrate higher density to City
- **Require** conservation development for all residential (single & multiple) developments
- Encourage conservation and reclamation of agriculture land—keep land owners from selling land to developers
- Adhere to LEEDS standard when building in township
- Designate guided growth areas for mixed use: residential/ag/business
- Concentrate higher density residential areas next to inc. area
- Green space in subdivisions rather than 5-10 acre lots

**C. Low density development**

- Big lots for homes.
- Place moratorium on apartment complexes development in the Township.
- Reduced housing density
- Restrict high density development to maintain rural character
- Set limits on farm acreage that can be subdivided into smaller parcels
- Set limit on subdividing land—maintain agriculture

**D. Moratorium and restrictions**

- Institute a **Growth Moratorium** policy
- Put more restrictions on developers who have the first right in land use.
- Oxford Code does not embrace agriculture
- Discourage township development plans that would require the use of eminent domain to enforce acquisition of properties or right-of-ways
- Limit Miami student housing sprawl into township

**Economic**

Committee goal #4: Sustain and nurture a healthy economy in the Oxford area focused on the City of Oxford and the farm economy of Oxford Township

**A. Support for Committee goal:**

- #4 Sustain and nurture a healthy economy in Oxford area.
- Sustain/nurture…economy…city/farming. Committee Goal #4
- Center commercial activities in the City of Oxford while finding ways to restrict sprawl in townships.
- Sustain and nurture a healthy economy in the Oxford area focused on the City of Oxford and farm economy of Oxford.
• Keep the town the vibrant business center of the community. No business sprawl.
• Sustain healthy economy in all areas—agriculture & business
• Sustain and make a healthy economy in the oxford area focused on the city of Oxford and farm economy of Oxford Township

B. Support for agriculture:
• Tax code: agriculture taxes driving farmers to sell
• Create conditions that encourage agriculture, preservation and reclamation (reforesting, etc.)

C. More diverse economy
• Attract more diverse businesses
• Research other livelihoods besides working at Miami or farming (Artist colony, sustainable work.)
• More diverse retail

D. Other economic goals:
• Require a business that develops land, e.g. erects a building and/or paves a parking lot and later vacates the building to restore the property to its original state or at least a visually appealing approximation
• Economy
• Expand data network capabilities into sparsely inhabited areas of township

Transportation
Committee goal #5: Create a transportation network that includes opportunities for walking, biking, carpooling, and buses, while maintaining safe roads for necessary personal and commercial vehicular traffic

A. Support for Committee goal:
• Goal #5
• #5. Create a transportation network that includes opportunities for walking, biking, carpooling and buses.
• Create a transportation network that includes opportunities for walking, biking, carpooling and buses while maintaining safe roads and traffic patterns and that do not intrude upon, or conflict with established rural ag/residential areas.

B. Support for 1st part of Committee goal:
• Develop alternatives to car transportation i.e. bus, bike paths, pedestrian friendly access to Oxford.
• Promote public transportation, perhaps through co-operation with Miami University. Explore restoration of passenger train service
• Create a bike riding lane on roads – especially these leading from Oxford to Hueston Woods State Park. This can be part of Goal #5.
• To build bike and walking paths off the roads to get places and just for recreation
• Transportation network bird paths to allow access in and out of town, especially considering the schools keep heading toward the township (kids should be able to bike to school!).
• Build bike and walking paths to get places—useful paths going places—separate from roads
• Build bike trails along Indian Creek & 4 Mile Creek.
• Create bike, walking, hiking oaths to enhance recreational and cultural aspects
• Provide public transportation into township.
• Walkway connects springwood subdivision and eastside communities to the city
• Create or require pedestrian links between house developments and town
• A walking and bike route
• Bike path

C. Goals related to roads

• No more roads
• No new roads without clear and justifiable need
• No bypass or thoroughfare
• No new roads w/o a clear and justifiable need
• Well-maintained “small town” roads system that does not encourage sprawl by their presence
• Safe rural roads – reasonable speed limits when needed
• Improve Roads. Access to City. Better traffic in and around city. Can be rough at times—football
• Route around Oxford
• Get the big trucks off the roads
• Transportation of rural into city, relief from traffic, Amtrak
• Co-ordinate traffic control vision with city and county, with a goal to have a traffic free town core
• Not to see one lane drives for six or seven homes.
• Safe RR crossing—Ringwood & Taylor
• Issue of student vehicles and through city vehicle traffic and parking.
• Traffic safety in city

Infrastructure

Committee goal #6: Promote innovative environmentally sound water, recycling, waste water, and solid waste management choices.

A. Support for Committee goal:
• Promote innovative environmentally sound water/recycling/waste management…etc

B. Other infrastructure goals:
• Availability of sanitary sewer service within drainage areas served by sewer treatment plant.
• Maintaining adequate year round water service to area residents.
• Correct utility revenue sharing between the township and Oxford city
• Fix leaky drainage systems.
• Maintain good living environment—water supply, waste water treatment

C. Other green goals:
• Promotion of green energy—solar, ethanol, biodiesel, wind, and alternative energies
• Recycle etc waste management

Cooperation
Committee goal #7: Improve cooperation and coordination among Oxford Township, The City of Oxford, nearby townships and Miami University.
A. Support for Committee goal:
• Improve cooperation and coordination among Oxford Township, The City of Oxford, nearby townships and Miami University.
• #7 Committee Goal (Improve timely results)
• Improve cooperation and coordination especially with Miami University so that this can be one community working together and not one with power (Miami) and one without (Oxford). This specifically relates to transportation, job creation, keeping families in Oxford, etc. Unfair competition for services.
• Increase twp/city/university cooperation. Committee Goal #7
• Communication w/city & county
• Facilitate expansion of and appreciation for existing city/twp cooperation in service provision: dispatch, police staffing

B. Annexation:
• Do not what to see City of Oxford and Oxford Township as one.
• Protect autonomy of unincorporated area—resist annexation
• Less annexation to the city of Oxford
• Limit expansion of Oxford (& potentially other incorporated areas) into unincorporated Oxford Township.
• Resist annexation & protect farm economy.
• Figure out a way to avoid situations like College Suites whereby developers get permission through the County to build in the township and then get approved to the City. There must be some way to force a vote or petition process, likewise to make a trade-off to the township for loss of land and pay city for the burden on resources.
• Goal – to keep township – not have subdivisions all around

Fiscal Viability
Committee goal #8: Assure the fiscal viability of Oxford Township so that it can continue to provide good quality public services.
A. Support for Committee goal:
• Goal #8
• Improve fiscal health/viability of the township e.g. – limiting residential growth – promoting commercial zone
• Preserve financial ability to provide services to rural areas by encouraging econ development
• Preserve financial ability for provision of rural services

B. Related goals:
• Local control of Voted Issues that affect residents in the long term – but may be voted upon by temporary students.
• Trained police force. Either Oxford Township or by Sheriff’s Department
• As land use changes from agriculture to residential, i.e. subdivisions, is township then financially responsible for the maintenance of roads, culverts, etc.?
• Encourage diversified growth to balance fiscal responsibilities

Diversity
Committee goal #9: Promote a vibrant community that attracts and retains people of all ages and backgrounds to live and work in the Oxford area.
A. Support for Committee goal:
• Promote a vibrant community that attracts people of all ages and backgrounds to live and work in the Oxford area.
• 9. Promote a vibrant community that attracts and retains people of all ages and businesses.
B. Class and race:
• Encourage class and racial diversity in Oxford Township through affordable housing alternatives.

Other
A. Parks
• A community park in the east side of the city.
• Parkland/preserve recreation
• Oxford Township does not have parkland like other townships
• Land set aside for a township park. Do we have any now?
• Dog park
B. Local food
• Create organic community gardens
• Eat local food focus
C. Housing and property
• Accommodate pop growth of mixed housing and safe roads (next 20 yrs)
• Promote housing growth and occupancy within Oxford City limits
• Protect and enhance property values
• Respect property rights and private land owners
• Remain small non-suburbia
D. Miscellaneous
• Create a school district (better schools) that would keep people here.
• Uphold whatever land use plan is eventually approved
• Less construction
Page intentionally left blank.
Appendix 2

Oxford Township April 3, 2008, Public Input

1. An important element of the Plan is identification of sensitive environmental features in Oxford Township (streams, flood plains, areas of high potential for aquifer pollution, steep slopes, wooded areas, and endangered & threatened species). What is your opinion of the Plan’s recommendation to place a high priority on conserving these resources?

40 Agree/support

4 Other
   1 Might be too broad, could be carried to extreme
   1 Good idea as long as we don’t go overboard protecting endangered species
   2 Why not leave it agricultural?

1 No opinion

2. A conservation development first identifies and protects from development a property’s important natural and cultural resources and sensitive environmental features and then clusters houses on the least sensitive portion of the property. What is your opinion of the Plan’s recommendation to encourage conservation development?

45 Agree/support
   A couple point out there should be exceptions and make sure owners get return
   A couple feel it’s too weak – should be mandatory

0 Disagree

3. The Plan recommends giving incentives to encourage clustering of houses in a conservation development instead of 5-acre lot splits. What is your opinion of this recommendation?

28 Support
   100%
   Good way to encourage the new land use idea
   Great
   Good thought, I like the idea
   Excellent concept, great for the view
   It’s worked for centuries in Europe and has resulted in enjoyable landscapes
   A good step forward
   Looks promising – carrot > stick
   Yes
   I like this feature, it could preserve the character of the township
   This sounds like a good idea
   Great idea
   I agree with it
   Excellent
   Seems terrific
   Great idea
   Agree good use of land
   Agree
   I like the idea of clustering because it creates compact neighborhoods, reduces commuting distances, and allows larger undeveloped areas within the same acreage
Good idea  
Excellent  
Makes very good sense  
I support  
Think this is the best plan, lot less waste of land  
Great idea  
Great idea, smarter use of land  
Very good idea  
Anything to encourage  

10 Support with caveats  
Good idea – what incentives?  
It makes sense for some development  
I like the idea but getting the homeowners association to work may be challenge  
Good in theory, implementation may be hard  
I like it, I think however that it will take efforts to educate people to think along these lines  
I would prefer conservation requirements around which the incentives are added  
Clustering is OK, but people need to know cost of mowing, taxes, and land  
Clustering is fine but owners need to be made aware of cost of maintaining the vacant area if it can’t be farmed or rented to a farmer  
I suggest that clustering is concentrated as proposed with housing on both sides of a constructed road  
This sounds like a great idea as long as property owner has opportunity to make fair market value or more  

5 Mixed feelings  
A 5-acre farm can grow a lot of food  
Tentative depending on nature of clustering, generally supportive of conservation development  
3 What kind of incentives?  
Is there a ratio/formula or minimum size?  
OK although some people desire 5 acres  

4. The Plan proposes dividing Oxford Township into four areas:  
- Agriculture/conservation areas (land with no environmentally sensitive features and suitable for agriculture, natural areas, or conservation development)  
- Sensitive environmental areas (land with 1 or 2 environmentally sensitive features and suitable for agriculture, natural areas, or conservation development)  
- Unsuitable for development (land with 3 or more environmentally sensitive features)  
- Public lands (Miami Natural Areas and Hueston Woods)  
What is your opinion of this recommendation?  

37 Agree/support  
31 Agree/support  
4 Could be stronger  
2 Concerns with how land was identified  

6 Other  
2 Could have too much sensitive areas, who decides?  
2 No opinion  
1 Not sure
1 Will we have the farmers to work the land?

2 Oppose

5. Is the Plan consistent with your vision for the future of Oxford Township?

37 Yes
4 Pretty much/to some degree
1 No
3 Other

2 No connector
1 I live in another township

6. Other comments about the Plan? Questions? Concerns? Features you liked?

10 Good work, impressive work, thanks for effort
8 Concern for connector
12 No comments

8 Implementation

Needs strong laws to implement
Needs requirements
Concern with implementation
Urge approval
Concern that trustees or county won’t approve
Concern with property associations
Concern with paying share of preserved farm
Concern for meeting May 08 deadline
Needs more publicity

7 Conservation suggestions

How do local farmers regard this?
Preserve agricultural land
Include shared playground in conservation development
Protect as many viewsheds as possible
Could township acquire land?
Look into lot size
I would love to live in such a neighborhood, what happens if two farms side by side want to develop?

3 Other

Against immigration
Plan should include Miami
Be visionary

Residence

34 Oxford Township unincorporated
3 City of Oxford
5 Other
3 Unknown
Page intentionally left blank.