

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

Vision for 2035

Adopted July 7, 2015  
Resolution 2015-35







# **The Deerfield Township Comprehensive Plan**

## **Vision for 2035**

Adopted by the Deerfield Township Board of Trustees  
July 7, 2015  
Resolution 2015-35

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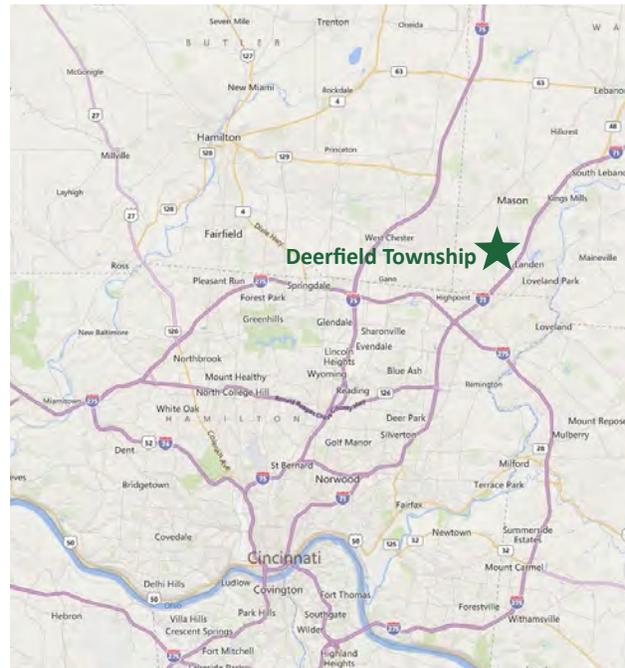


# Chapter 1: Introduction

## Overview

Deerfield Township, located in Warren County, Ohio, is the most populous jurisdiction within Warren County with an estimated population of over 36,000 in 2010. The complex issues related to operating such a populous community lend themselves to being addressed through a comprehensive plan. In 1996, when the population was around 20,000, the township undertook a first effort to prepare a land use plan and adopt township administered zoning regulations. In 2007, the township embarked into new territory by pursuing a first comprehensive plan. That plan covered more than just land use recommendations by density, but delved deeper into the opportunities and challenges that face the township. In 2013, the township initiated a five-year update of that first comprehensive plan. This update retains much of the structure of the first plan, with the addition of the Community Character and Land Use Chapter. The plan is organized into five main components.

- **The Planning Context** explains how planning works in the township, the planning process, important existing conditions, and key findings of analyses performed throughout the process.
- **The Community Agenda** is the vision or policy statements for the future of the township; the Community Agenda represents the topics of importance in the community and provides prioritization on the major issues identified through the planning process. The Community Agenda sets the framework for the following three Chapters of the plan.
- **The Community Character and Land Use Chapter** describes the vision for how the township should develop in the future including guidelines for appropriate land uses and the nature of how a design should look and function within the community.
- **The Land Management Plan** includes explanations and recommendations for the township to pursue in relationship to pedestrian and trail connections, township identity, parks and open space, redevelopment, housing quality and diversity, and transportation.
- **The Accomplishments and Implementation Chapter** includes guidance on how the township should carry out the recommendations and policies from the Community Agenda, the Community Character and Land Use Chapter, and the Land Management Plan.



Source: [www.bing.com/maps](http://www.bing.com/maps)

## Why the Plan is Important

Over the last decade or so Deerfield Township, with much of Warren County, has experienced significant growth. Coming out of the building boom of the early part of the millennium, the township evolved into a mature community with a diverse array of challenges and opportunities. Today the township faces the challenges of managing aging commercial areas, new development, preservation of open spaces, provision of parks and recreation opportunities, provision of a pedestrian and bike network, a growing population, and establishing a distinct identity, while at the same time experiencing annexation pressures from the City of Mason and traffic congestion on state and county roads. The township experienced a slowdown in growth during the downturn of the economy, but development has once again picked up. Due to this demand in the new development projects, it is important that this Comprehensive Plan establish guidelines and goals to provide structure and predictability for future developments. While it is not a foregone conclusion that the recommendations of this plan will be carried out exactly as recommended, the plan provides a vision and image to which the township can aspire. The plan brings together the desires for a future that address the multi-faceted elements of a mature community.



*Left: Landen Lake, Right: Deerfield Towne Center*

## Monitoring and Updating the Plan

Predicting the future is tricky business. In fact it is impossible to know what the future will bring. The role of the comprehensive plan is to establish a framework for decision making, but keeping the plan a living document is vitally important. As time progresses and elements of this plan are carried out, it is important that the township keep an attentive eye on the target.

A comprehensive plan is a long-term visionary document that looks at a planning horizon of 20 years. This does not mean that the township will wait 20 years before reviewing and/or updating the comprehensive plan. Instead, it is anticipated the township will conduct short- and longer-term reviews of the plan to track progress against its recommendations, goals, and objectives. Generally, those reviews will follow the schedule below.

## ANNUAL REVIEW

The goals and objectives of this plan create an effective checklist for monitoring the plan. Each year Deerfield's leaders will review the previous year's activities and progress, and determine which objectives or recommendations they will work on over the upcoming year. This review allows for flexibility in determining the tasks the township will undertake based on budgetary constraints and/or community input.

## FIVE-YEAR REVIEW

Major changes can occur in a very short time. Annexation, changes in infrastructure, the transportation system, development methods, and even changes in elected officials, state law or other regulations can have a significant impact on the recommendations of this plan. For that reason, it is appropriate to review the document for substantive change about every five years. A long and intensive review may not be warranted, but public involvement can help ensure the goals and objectives are still relevant. The review should also identify major changes in infrastructure, land use, and transportation that may change the recommendations of this plan.

## LONG-TERM REVIEW

This plan is a 20-year visioning document which, while clear on the long-term vision, is intended to be a dynamic document. As time progresses, the township will continue to work toward the overall goals of this plan and by 2035 will have accomplished many of the specific recommendations outlined in the plan. For this reason, the township expects an extensive comprehensive planning process every 10 to 20 years.



*Beacon Hill Townhomes*

# Chapter 2: The Planning Context

## Planning in Deerfield Township

The comprehensive plan is the adopted and official statement of a community's future development and conservation policy, which addresses a broad range of interrelated topics in a unified way. Recommendations from the American Planning Association (APA) suggest that a comprehensive plan should include the following elements: land use, transportation, community facilities (utilities, parks, and open spaces), housing, economic development, critical and sensitive areas, natural hazards, and agricultural lands. The APA also recognizes that the scope and content of state planning legislation varies widely.

In Ohio, townships are granted certain abilities related to public facilities and planning. Deerfield Township has control over the maintenance of township roads, planning and zoning, fire safety services, township parks, township owned lands, and township cemeteries. Beyond these services, the township must work in conjunction with or at the will of other agencies and/or jurisdictions. For example, the water and sewer services in the township are managed by Warren County. There are at least nine schools that serve the township, and many of the roads are maintained and controlled by Warren County and the State of Ohio Department of Transportation. Given the township's limited control over the latter, the Deerfield Township Comprehensive Plan has been organized to specifically address the topics the township has the ability to influence.

## The Planning Process

For this update of the comprehensive plan, the township once again retained McBride Dale Clarion (MDC) to assist in the process. This planning process included four major phases: project initiation and preliminary identification of key issues, research and analysis, plan assessment, and plan update.

This update was strategic in nature. MDC worked with township staff, the Zoning Commission, and the Township Trustees to identify the areas of the current plan that are working well and the areas that could be improved upon. This analysis process resulted in the decision that an overhaul of the future land use component of the plan would best assist the township in the future. Due to the strategic nature of this update, the Zoning Commission acted as the steering committee for the update and provided the greatest input on the plan. Focus group interviews, individual meetings with the three Trustees, and a public open house rounded out the public input component of this plan update.

## Planning Background

### INTRODUCTION

The township's first comprehensive plan, completed in 2008, established the baseline of this review. This document is a focused update of that plan to ensure that the comprehensive plan supports the vision for the future of the township.

### TOWNSHIP SERVICES

Deerfield Township currently has direct influence and control over township roads, cemeteries, parks, township owned land, planning and zoning, and fire safety services. The following paragraphs describe these services in greater detail:

#### Township Roads

The Public Works Department oversees the maintenance of township roads. Maintenance includes clearing the roads of snow and ice in inclement weather. Most of the township roads are subdivision roads with the exception of portions of Irwin-Simpson Road, Davis Road, and Rich Road. Warren County holds ownership of all rights-of-way and assigns maintenance of certain roads to the township. The primary ability the township has to influence roadway improvements is to partner with other entities including the county and state.

#### Township Cemeteries

The Cemetery Department is also responsible for maintenance of 40 acres of cemeteries including Rose Hill Cemetery on Mason-Montgomery Road, Keltner Cemetery on Western Row Road, and Unity Cemetery on Bethany Road.

#### Township Parks & Township Owned Land

During the early 2000s, in anticipation of continued growth and density in Deerfield, township leaders began to acquire property to maintain sufficient park land and open space to meet the recreational and quality of life needs of residents. Today, the Parks Department is responsible for administration and maintenance of more than 404 acres of dedicated park and other township owned land. A parks master plan was completed in 2002 with site concepts for each planned park. The township's existing parks are listed on the next page.



Top: Rose Hill Cemetery  
Bottom: Cottell Park

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

TOWNSHIP OWNED LAND/PARK		
Facility	Type	Status
20 Mile Stand	Green Space	Open
Bowen Park	Ponds-Paths	Open
Carriage Gate Park	Green Space	Open
Carter Park	Historic-Paths	In Progress
Cottell Park	Ballfields-Paths	Open
Fleckenstein Park	Ballfields-Paths	Open
Foster Crossing Park	Green Space	Open
Kingswood Park	Passive	Open/Planning for Reuse
Loveland Park	Green Space	Open
Roberts Park	Passive	Under Construction
Schappacher	Dog Park	Open

## Planning & Zoning

In 1997, Deerfield adopted its first land use plan and assumed responsibility for planning and zoning within the township. The township undertook that effort to take over control of zoning from Warren County. Today the township has adopted its own Zoning Resolution, which is managed by the community development director and staff and the Zoning Commission. The township regulates development issues including signs, residential construction, commercial construction, interior renovations, and occupancy certificates, all which are related to zoning and land use. All building and subdivision permitting is regulated by the Warren County offices.

## Fire Safety Services

Deerfield operates its own Fire and EMS service, funded by a fire levy. Deerfield Township Fire Rescue responds to over 3,000 calls for service each year from residents, businesses and guests inside Deerfield and from neighboring jurisdictions. Staffing, equipment and facilities have been established to handle fire response, advanced life saving, hazardous materials, and mass casualty calls per national response standards, which Deerfield consistently exceeds. The department operates three stations including Station 56 on Snider Road, Station 58 in Kings Mills and Station 57 on US-22 & 3/Montgomery Road.



Station 57

## OTHER AGENCIES & JURISDICTIONS

### Warren County

The county provides services to Deerfield residents and businesses including building and subdivision permitting, sewer and water services as well as planning and maintenance of select roadways. County staff also prepares and administers the Major Thoroughfare Plan for new roadways.

### Ohio Department of Transportation

The Ohio Department of Transportation is responsible for planning, development and maintenance of I-71, OH-741, and US-22/OH-3 (Montgomery Road). The list of current and planned projects is provided in the transportation element of the Land Management Plan Chapter.

### Schools

Three school districts and multiple independent schools operate in Deerfield, including:

- Kings of Kings Lutheran Schools
- Kings Local School District
- Liberty Bible Academy
- Loveland Baptist School
- Mars Hill Academy
- Mason School District
- Princeton City Schools
- St. Margaret of York Catholic School
- St. Susanna Catholic School



Top: Mason High School  
Bottom: Kings Mills Elementary School

## POPULATION TRENDS

Deerfield’s 2013 population, estimated by the Ohio Development Services Agency Office of Research, was 37,651, which represents an approximately 3% annual population growth since 2000. Deerfield and its neighbor, the City of Mason, have seen relatively high rates of population growth since the 1960s, with annual growth in Deerfield ranging between 2% in the 1960s to as much as 6% in the 1980s. The table below shows the Deerfield Township population for the last several decades along with the population in Warren County and the City of Mason.

HISTORIC POPULATION (1960-2013)										
	1960	1970	1980	1990	2000	2004	2005	2006	2010	2013
<b>Deerfield</b>	5,700	6,640	8,126	15,039	25,515	28,936	29,973	30,338	36,059	37,651
<b>Mason</b>	4,727	5,677	8,692	11,452	22,046	27,958	28,879	29,491	30,712	31,282
<b>Warren Co</b>	65,711	85,505	99,276	113,927	158,383	189,276	190,403	201,871	212,693	219,578

Source: U.S. Census Bureau-Census 1960-2012; State and County Quick Facts; American Fact Finder; Estimates OKI Regional Council of Governments; Warren County Regional Planning Commission, Ohio Development Services Agency Office of Research, <http://development.ohio.gov/files/research/PF027.pdf>

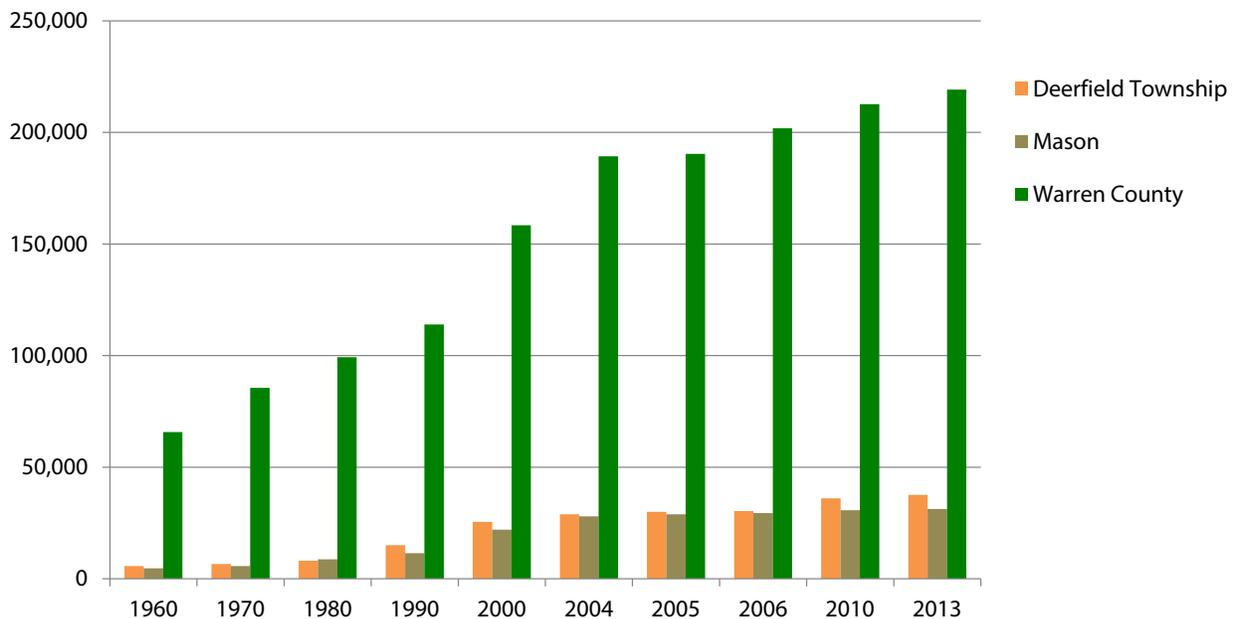
## DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

The population of Deerfield Township has grown to over six times what it was in the 1960s. Over the years Deerfield Township and the City of Mason have contributed between 15%-32% of the total Warren County population. This percentage leveled off in the mid-2000s; an increase in recent years indicates that new development is occurring once again in the township. The table below shows the percentage of the Warren County population in Deerfield Township and the City of Mason. The Historic Populations Chart (1960-2013) illustrates the historic growth trend.

PERCENTAGE OF WARREN COUNTY POPULATION										
	1960	1970	1980	1990	2000	2004	2005	2006	2010	2013
<b>Deerfield</b>	8.7%	7.8%	8.2%	13.2%	16.1%	15.3%	15.7%	15.0%	17.0%	17.2%
<b>Mason</b>	7.2%	6.6%	8.8%	10.1%	13.9%	14.8%	15.2%	14.6%	14.4%	14.3%

Source: McBride Dale Clarion from Historic Population table above.

### HISTORIC POPULATIONS CHART (1960-2013)



Source: Historic Population Table (page 7)

Up until the mid-2000s, Deerfield Township and the City of Mason kept pace with one another capturing roughly equal percentages of the population. Since 2010, though, Deerfield has been out-pacing the City of Mason with a significant increase in population growth and the percentage of the Warren County population.

## Population Density

The township is currently approximately 10,752 acres or 16.8 square miles. With a population of 37,651, the township's average population density is 2,241 persons per square mile or 3.5 persons per acre. In comparison, the City of Mason is approximately 11,948 acres or 18.67 square miles for an average population density of 1,675 persons per square mile or 2.62 persons per acre.

## Age

The tables to the right illustrate the age composition for the township in the years 2010 and 2000, along with the changes in the composition over that 10-year span. The most notable change is the 8% decrease of 20 to 44 year olds and the 7% increase in 45 to 64 year olds. This indicates that much of the population is aging in place. The township should anticipate that this trend will continue and in the next 10 years there will be a greater increase in the number of 65 to 85 year olds.

## Race

Deerfield Township's 2012 population, estimated by the U.S. Census Bureau's American Community Survey, was primarily white (81%) with Asian accounting for 11% and African Americans approximately 5%. This is a slightly more diverse dispersion of races than seen in 2000 and before.

## Housing

The 2012 American Community Survey reported that the township had an inventory of 14,605 total housing units, with an overall vacancy rate of 7.6%, mostly from rental units (homeowner vacancy rate is 1.9% and rental vacancy rate is 7.0%). Of the occupied housing units, approximately 72% are owner-occupied and 27% are renter-occupied. The percentage of owner-occupied units has decreased in the recent past (from 78% in 2000 to 72% in 2012), illustrating a rise in multi-family and rental units.

Single-family residential construction within the township took a nose-dive starting in 2005, as shown on the line graph on the following page, falling from a high of 485 single-family building permits in 1998 to 278 in 2005 to a low of 21 in 2012. Despite the downturn, permits are starting to creep back up with 37 being issued in 2013. Additionally, multi-family construction is increasing within the township. Multi-family construction while almost non-existent between 2002 and 2010, with only 128 multi-family units permitted in that 9-year span, is now increasing. Since 2011, permits have been issued for the construction of 414 multi-family units.

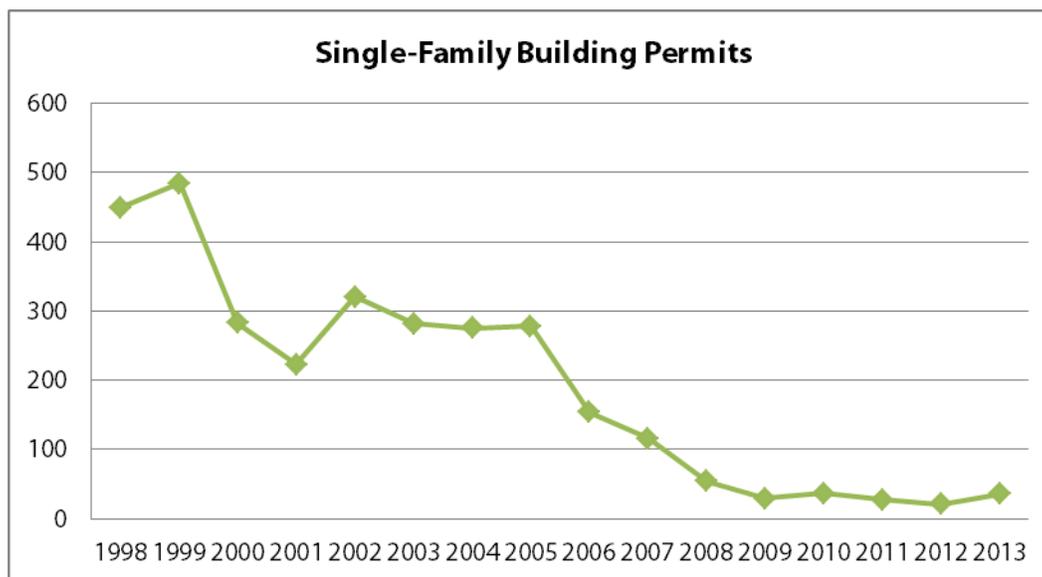
DEERFIELD 2010 POPULATION BY AGE		
	Count	Percentage
<b>under 5</b>	2,492	7%
<b>5 to 19</b>	8,797	24%
<b>20 to 44</b>	12,398	34%
<b>45 to 64</b>	9,464	26%
<b>65 to 84</b>	2,678	7%
<b>85+</b>	230	1%
	<b>36,059</b>	<b>100%</b>

DEERFIELD 2000 POPULATION BY AGE		
	Count	Percentage
<b>under 5</b>	2,388	9%
<b>5 to 19</b>	5,893	23%
<b>20 to 44</b>	10,722	42%
<b>45 to 64</b>	4,885	19%
<b>65 to 84</b>	1,414	6%
<b>85 +</b>	213	1%
	<b>25,515</b>	<b>100%</b>

CHANGE IN AGE COMPOSITION (2000-2010)		
	Count	Percentage
<b>under 5</b>	104	-2%
<b>5 to 19</b>	2,904	+1%
<b>20 to 44</b>	1,676	-8%
<b>45 to 64</b>	4,579	+7%
<b>65 to 84</b>	1,264	+1%
<b>85 +</b>	17	0%
	<b>10,544</b>	

Source: U.S. Decennial Census, 2000 and 2010

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN



Source: Warren County Ohio Building Permit Records

## POPULATION FORECASTS

Population has grown at variable annual rates over the past 50 years with the greatest rate of growth experienced during the 1980s. The average annual rate during a decade has fluctuated between 2% and 6%. Growth is affected by starting population and the amount of new growth. From 1980 to 1990 the township gained an average of 691 new residents every year and had an average annual growth rate of 6%. From 1990 to 2000 the township actually gained more people per year (1,048) but had a lower growth rate of 5%. The growth rate has continued to drop since 2000. The tables below show the historic populations, changes, and corresponding annual rates of growth based on the historic trends.

HISTORIC DEERFIELD POPULATION										
	1960	1970	1980	1990	2000	2004	2005	2006	2010	2013
<b>Deerfield</b>	5,700	6,640	8,126	15,039	25,515	28,936	29,973	30,338	36,059	37,651

NEW DEERFIELD POPULATION GROWTH								
	1960-1970	1970-1980	1980-1990	1990-2000	2000-2010	2010-2013	1960-2013	1980-2013
<b>Total in Period</b>	940	1,486	6,913	10,476	10,544	1,562	31,951	29,525
<b>Average Per Year</b>	94	149	691	1,048	1,054	521	602	894

DEERFIELD HISTORIC AVERAGE ANNUAL GROWTH RATES											
	1960-1970	1970-1980	1980-1990	1990-2000	2000-2010	2010-2013	1960-2013	1980-2013	1990-2013	2000-2013	2010-2013
<b>Total in Period</b>	2%	2%	6%	5%	4%	2%	4%	5%	4%	3%	2%

Average Annual growth rate is calculated by using a compounding growth formula with a period equal to 1 year. The formula used is Rate (i) = (Final Population (F)/Initial Population (P))^(1/the number of years (n))-1

Forecasting population is challenging because it is impossible to predict the future, however, using historic trends to create an estimate of what future growth may occur provides a point of comparison for how long it may take a community to reach a certain population, or in the township’s case, build-out. The following forecasts illustrate where the township could be by 2035 based on historic trends if land were available to accommodate the growth. Five scenarios are shown in the table below that extrapolate from the 2012 population at different rates based on historic growth rates in the township. The scenarios are described in the following table.

POPULATION FORECAST SCENARIOS FOR DEERFIELD TOWNSHIP TO 2035							
	2013	2015	2020	2025	2030	2035	Change
<b>Scenario 1</b>	37,621	42,319	51,487	62,642	76,213	92,725	55,104
<b>Scenario 2</b>	37,621	39,924	44,079	48,667	53,732	59,325	21,704
<b>Scenario 3</b>	37,621	38,761	40,738	42,816	45,000	47,296	9,675
<b>Scenario 4</b>	37,621	42,319	46,723	51,586	54,217	56,983	19,362
<b>Scenario 5</b>	37,621	39,427	42,437	45,447	48,457	51,467	13,846

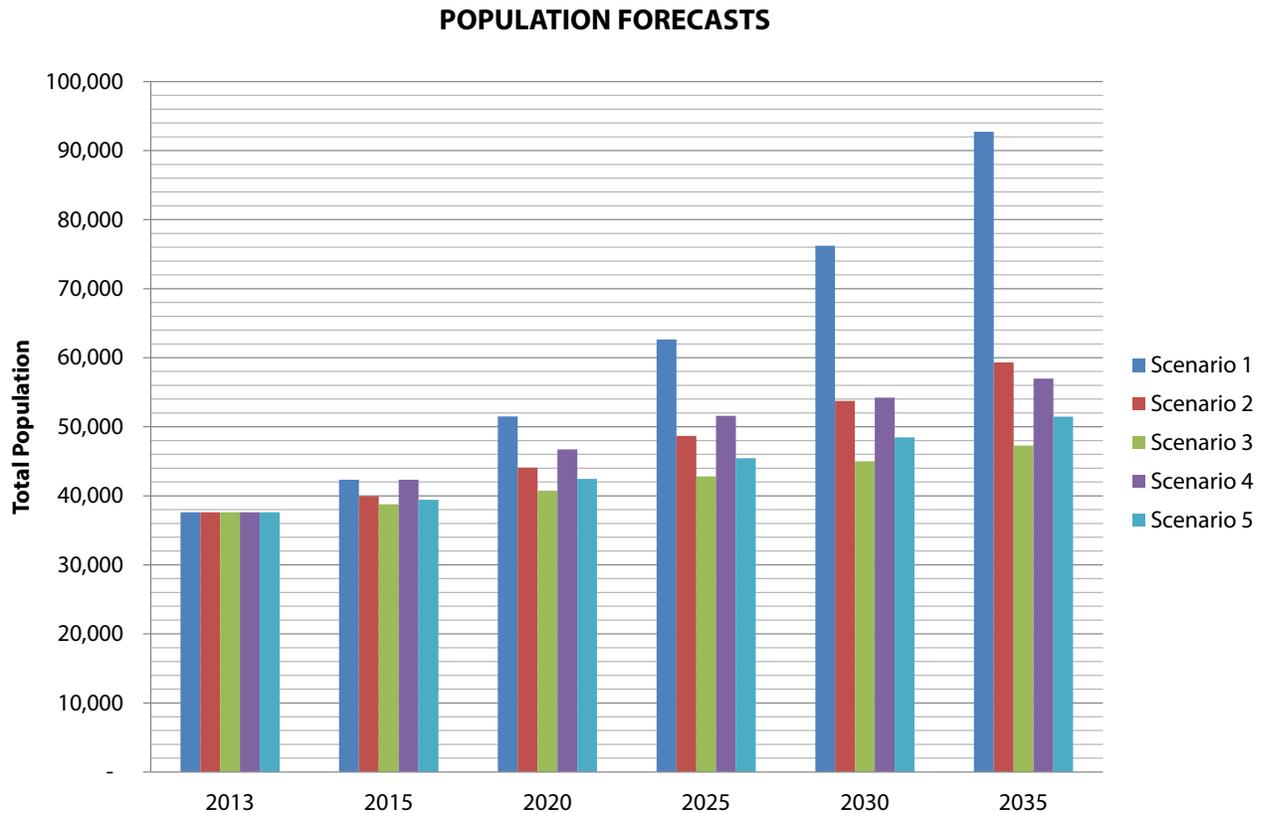
Figures represent estimated total population in year indicated.

NEW POPULATION ESTIMATES (5 YEAR PERIODS)							
	2013-2015	2015-2020	2020-2025	2025-2030	2030-2035	Total New Population	Average Per Year
<b>Scenario 1</b>	4,698	9,168	11,155	13,571	16,512	55,104	2,396
<b>Scenario 2</b>	2,303	4,155	4,588	5,065	5,593	21,704	944
<b>Scenario 3</b>	1,140	1,977	2,078	2,184	2,296	9,675	421
<b>Scenario 4</b>	4,698	4,404	4,863	2,631	2,766	19,362	842
<b>Scenario 5</b>	1,806	3,010	3,010	3,010	3,010	13,846	602

- **Scenario 1** assumes that the population will continue to grow at an average annual rate of 4% through 2035. This is the average annual rate for the last 52 years (1960 to 2013).
- **Scenario 2** assumes the population will continue to grow at an average annual rate of 2% through 2035 which represents the most current two-year period from 2010 to 2013.
- **Scenario 3** assumes the population will continue to grow at an average annual rate of 1% through 2035, which accounts for the fact that the township now has a population in excess of 30,000 people, is about 85% built-out, and that opportunities for growth are becoming more limited thereby slowing the rate of growth for the future.
- **Scenario 4** assumes that the rate of growth will fluctuate in the future and will maintain the average of 4% annually seen over the last 45 years through 2015 and will begin to slow to 2% annually from 2020 to 2030 and then to 1% from 2030 to 2035, for the same reason as indicated in Scenario 3.
- **Scenario 5** assumes that the township will continue to grow by 602 people annually to 2035 which is the 45-year average population growth.

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

Using growth rates over a 20+ year time frame allows for smoothing of annual fluctuations that occur in growth. The chart below illustrates the various growth scenarios.



## Assessment

Because there are a range of possible outcomes for population growth, it is important to look at the potential areas for growth within the township and determine their holding capacity. As the capacity analysis shows, there is limited available land in the township to accommodate growth. The density at which the remaining land in the township is developed will ultimately determine the future population in the township. If the population were to continue to grow in a manner reflective of historic trends, the 2035 population could reach somewhere between 46,799 and 91,752. If the land were able to accommodate this, it would result in an additional population of between 9,573 and 54,526 people which would represent a 26% to 146% increase in the township's current population.

## PHYSICAL ENVIRONMENT

This section identifies the primary features regarding the physical environment, including naturally occurring geographic features as well as man made land use characteristics of the township. The location of natural features provides insight into locations that may be protected or create constraints

to development. The existing land use inventory indicates the current development patterns of the township and indicates what land areas are available for growth. Both elements will help focus the plan in a way that addresses both the existing physical environment and preparation for future growth.

## NATURAL FEATURES

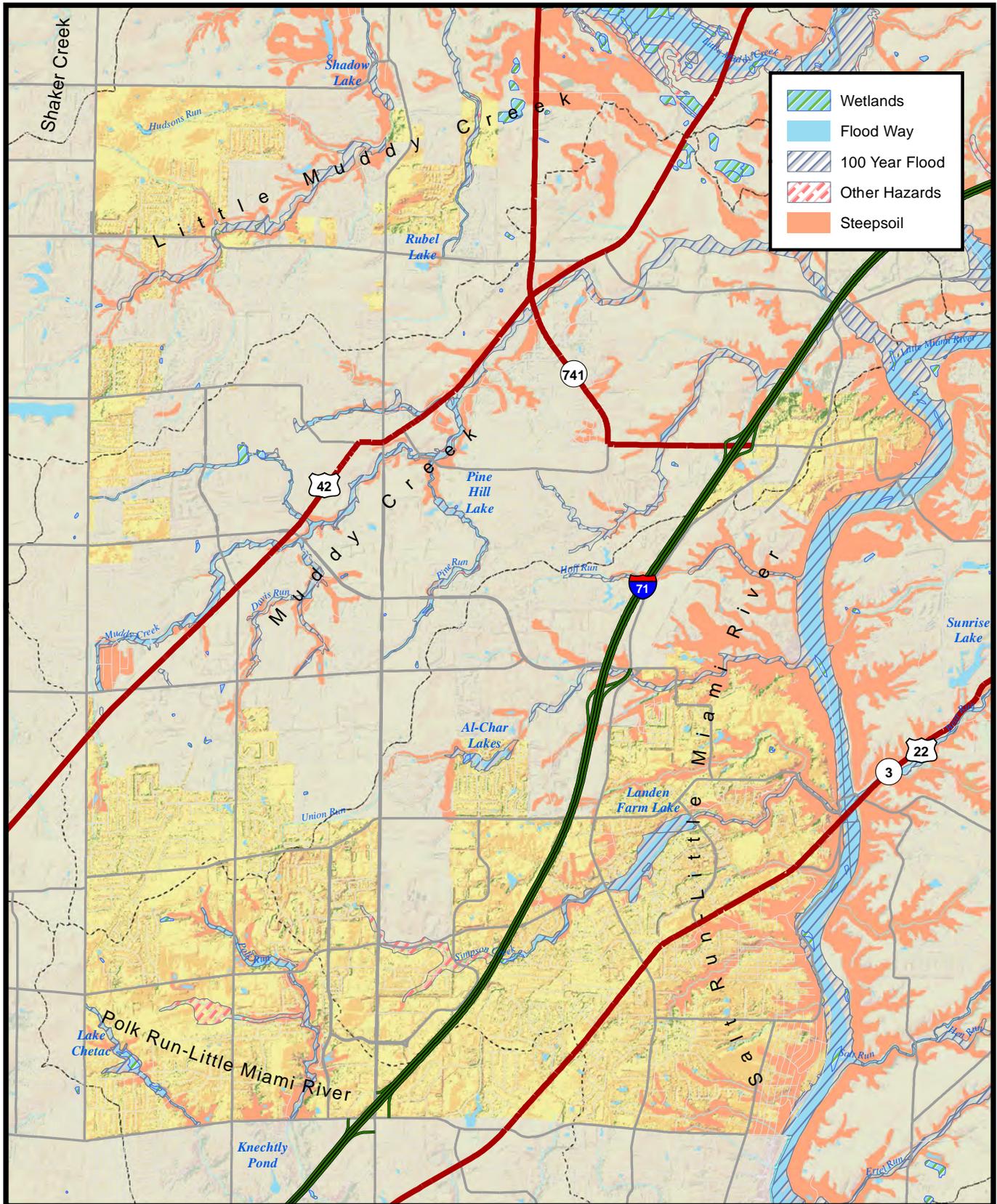
Burgess & Niple, in 2005, in association with LJB Inc. and OKI Regional Council of Governments, completed the Southwest Warren County Transportation Study. As part of that study they collected data on natural and environmental features including soil characteristics, floodplains, groundwater/aquifers, wellheads and drinking water supplies, wetlands, streams, rivers and water bodies, wildlife habitats, and threatened and endangered species.

Rather than recreate this information, the Southwest Warren County Transportation Study Existing Conditions Section can be referenced. However, some mapping specific to the township has been created to help illustrate the location of the features that may have the greatest impact on the development of the remaining land in the township. The Natural Features Map shows the location of wetlands, soils with frequent or occasional flooding potential, and areas with steep slope. Land with the potential of flooding and steeply sloped land generally coincides with the larger creeks and the Little Miami River. However, there are a number of wetlands distributed throughout the township. The locations of these features are addressed in the capacity analysis.



*Landen Lake*

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN



## LAND USE

A complete inventory of the township's existing land use was completed for the 2008 Comprehensive Plan. The land use summary table below reflects that inventory, updated to reflect the changes in the township since 2008. The Existing Land Use Map shows the current land use in the township.

DEERFIELD TOWNSHIP EXISTING LAND USE SUMMARY				
Land Use	# of Parcels	Average Parcel Size (Acres)	Total Acres in Category	% of Total Land Area
1. Agriculture/Rural/Vacant	796	2.0	1,565.6	16.0%
2. Recreation/Open	608	1.3	806.0	8.2%
3. Park	16	29.9	478.5	4.9%
4. Single-Family Residential	9,780	0.5	4,802.7	49.0%
5. Multi-Family Residential	2,402	0.2	482.2	4.9%
6. Mixed Residential	0	0.0	0.0	0.0%
7. Civic/Semi-Public	210	2.5	514.2	5.3%
8. Commercial	230	3.1	701.0	7.2%
9. Office	141	2.2	304.7	3.1%
10. Employment Zone	0	0	0.0	0.0%
11. Industrial	13	7.4	96.4	1.0%
Right-of-Way/Non-Parcels	101	2.0	42.5	0.4%
<b>Total Land Area</b>			<b>9,793.84</b>	<b>100.0%</b>

Source: Deerfield Township GIS

The township's predominant land use is Single-Family Residential at nearly 50% of the total land area. Agriculture/Rural/Vacant is the second largest percentage of land area at nearly 16%. As evident on the accompanying map most of the non-residential uses are clustered near the interchanges of I-71 and along Mason-Montgomery Road south of Mason, and from the southern township boundary along US-22/OH-3 (Montgomery Road). Aside from a few areas along major corridors and adjacent to the Mason City limits where multi-family developments are located, the majority of the land in the township is dedicated to single-family residential uses. The existing land use categories are defined as follows:

- **Agriculture/Rural/Vacant** - This is any land currently being cultivated or used for agricultural purposes including farms or plant nurseries, larger parcels with very little development or wooded lots, and undeveloped land with no clear use such as fallow fields.
- **Recreation/Open Space** - This is any land currently used for recreational purposes other than park land such as a golf course, and any land set aside in residential subdivisions as open space to remain undeveloped.
- **Park** - This is any land owned by a public agency dedicated to recreation or open space and maintained as such.

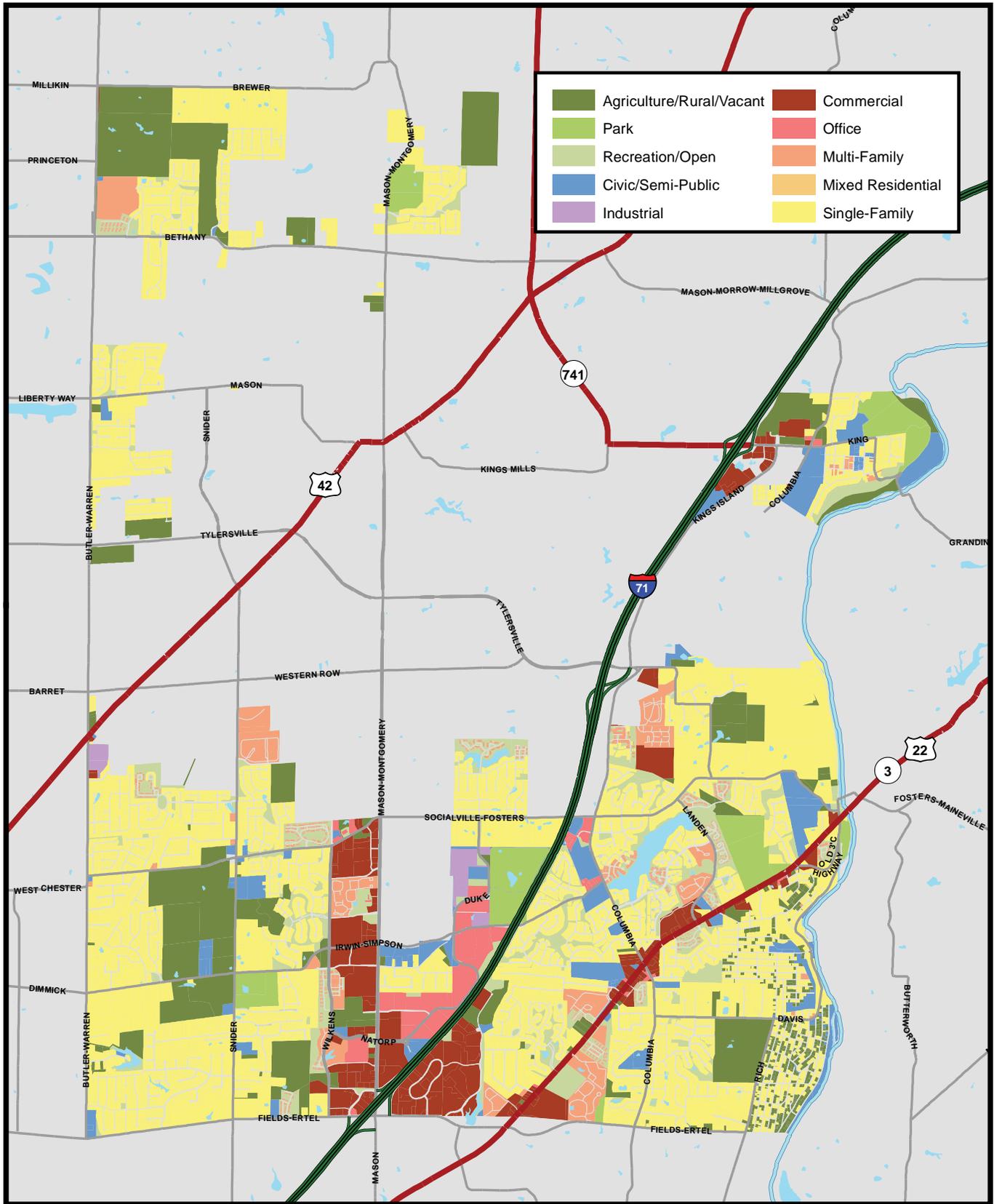
## DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

- **Single-Family Residential** - This is any land occupied by a dwelling unit which houses one family and is not attached to any other dwelling.
- **Multi-Family Residential** - This is any land occupied by dwelling units which house multiple families either under one structure or in attached units.
- **Mixed Residential** - This is any land developed under a planned unit development that has a combination of housing types including detached single-family, multi-family and attached single-family units in one development area. This land use occurs only in the City of Mason.
- **Civic/Semi-Public** - This is any land occupied by a public or semi-public use such as cemeteries, churches, schools, fire stations, and police stations.
- **Commercial** - This is any land occupied by a business or retail establishment primarily for the sale of goods or services, such as car dealerships, department stores, restaurants, movie theaters, grocery stores, general retail, fitness centers, hotels, banks, and salons.
- **Office** - This is any land occupied by professional business establishments to provide direct professional services to consumers or corporate administrative services where no manufacturing is conducted.
- **Industrial** - This is any land occupied by manufacturing, warehousing, or distribution businesses where direct sale of product to the consumer is not a main function of the facility.

The Existing Land Use Map on the following page illustrates the existing land use pattern in the township.



*Left: Graeater's Ice Cream and Holiday Inn Express  
Right: Single-Family Residential House*



# Existing Land Use



# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

## Water and Sewer Services

Water and sewer services are provided by Warren County. The vast majority of development in the township is serviced by water and sewer lines, with a few exceptions including Loveland Park. Loveland Park does not have sewer service and is serviced by two inch water mains, which are smaller than most in the system. The Warren County water and sewer system is interconnected with the Butler County and Mason/Cincinnati Metropolitan District. If shortages occur in any of the systems, the others can provide back up. The township is served by Warren County's southern system which has current water treatment capacity of 12 million gallons per day. As growth continues, Warren County is planning on linking the north and south systems to provide even more water quantity. New service is provided as development occurs with tap fees and an interconnection of the network. The township is well rated for pressure and volume for adequate fire protection.

Sanitary sewer is slightly more constrained by topography because of the depth at which the lines must be run and the need to use gravity flow when possible. Almost all of Deerfield benefits from access to sanitary sewer. The area's sewage is treated at the Lower Miami Sewer Plant which was expanded in 2008 to add another 7.2 million gallons a day treatment capacity. Historically, Warren County has upgraded existing service and provided new sewers when requested and paid for by new development.

## DEVELOPMENT STATUS ASSESSMENT

The land use inventory combined with an analysis of the development status of the land provides an indicator of the permanence of that use and whether planning attention is needed, either because an area may face redevelopment pressures, or because it is likely to change uses from agriculture to single-family or another more intense use.

## DEVELOPMENT STATUS CATEGORIES

The development status analysis used the existing land use as a starting point and then applied parcel sizes and other input to create the following categories to identify the development status of the land.

**Undeveloped** - This category includes the agricultural/rural/vacant land use categories. It also includes some recreation or open land that is likely to develop. Because undeveloped land is relatively free from improvements that would impede future development, these areas are most likely to accommodate future growth. Planning for future development is important in these areas.

**Available for Intensification** - This category includes all single-family residential parcels in excess of five acres, because under current regulations, these parcels could be subdivided to accommodate additional homes. For the purpose of this analysis it is assumed these parcels can accommodate future growth. Planning for future development of these areas is important because as the township experiences continued growth, pressure to intensify development in these areas is likely.

**Committed** - This category includes residential, office, civic, parks and other uses that are considered to be relatively permanent and are unlikely to be subject to change within the next 20-30 years. Although some rebuilding may occur it is unlikely the density or type of use would change much in the future.

**Special Consideration Areas (Commercial)** - This category includes most of the commercial areas in the township. Commercial uses, especially retail and service uses, are highly influenced by local markets. As growth moves to other parts of the region or newer commercial areas come online, these areas may see changes in tenants. Additionally, commercial building trends change so there may be pressure in the future for these areas to be redeveloped with different styles of commercial buildings. Identifying these areas now allows the township to be proactive in preparing for alternative uses in these areas. Some of these areas may require more long-term attention and others more short-term recommendations. Planning for redevelopment and maintenance in these areas is important.

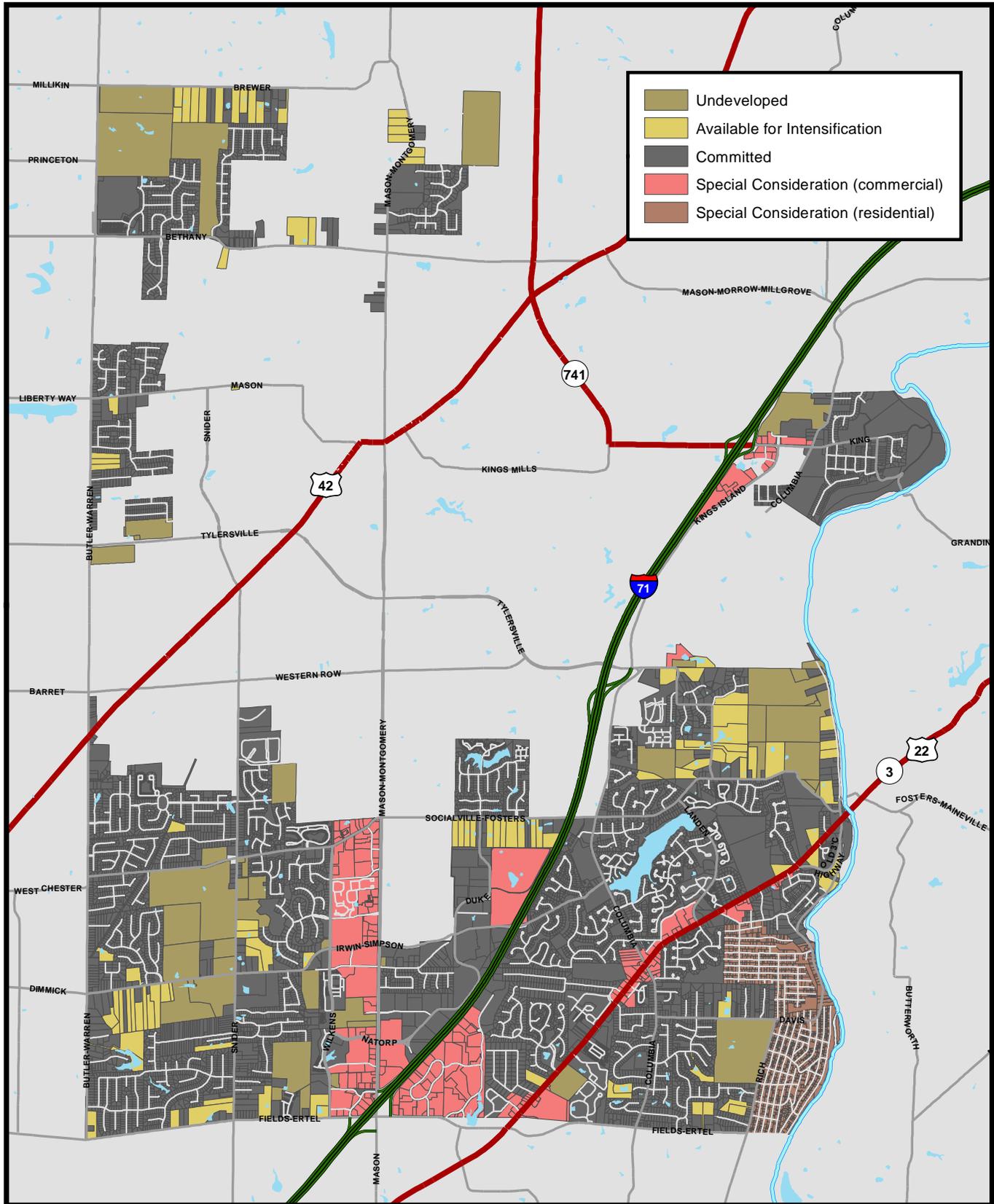
**Special Consideration Areas (Residential)** - This category includes the Loveland Park area. There are many issues in this area including obsolete platting of lots, challenging topography, and lack of sanitary sewers. This area was identified for special consideration so attention can be given to these issues.

The following table and map show the statistics for the development status of Deerfield properties, and illustrate the areas that are committed and those that require more specific planning recommendations.

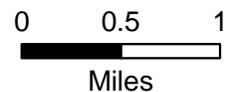
DEVELOPMENT STATUS STATISTICS		
	Parcels	Total Acreage in Category
<b>Undeveloped</b>	52	1,438.1
<b>Available for Intensification</b>	103	720.9
<b>Committed</b>	12,414	6,292.0
<b>Special Consideration (Commercial)</b>	342	995.3
<b>Special Consideration (Residential)</b>	1,386	347.2

Source: Deerfield Township GIS

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN



## Development Status



## CAPACITY ANALYSIS

The following Capacity Analysis provides a picture of what could happen if land in the township was developed at currently permitted densities. MDC and the township recognize that land may remain in an undeveloped status and that ultimately it is the property owner who may or may not desire to develop the land. However, for the purpose of planning, this analysis looks at a theoretical build-out of the township and includes all land that could be further developed and subdivided to accommodate growth.

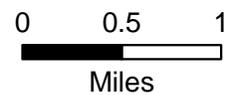
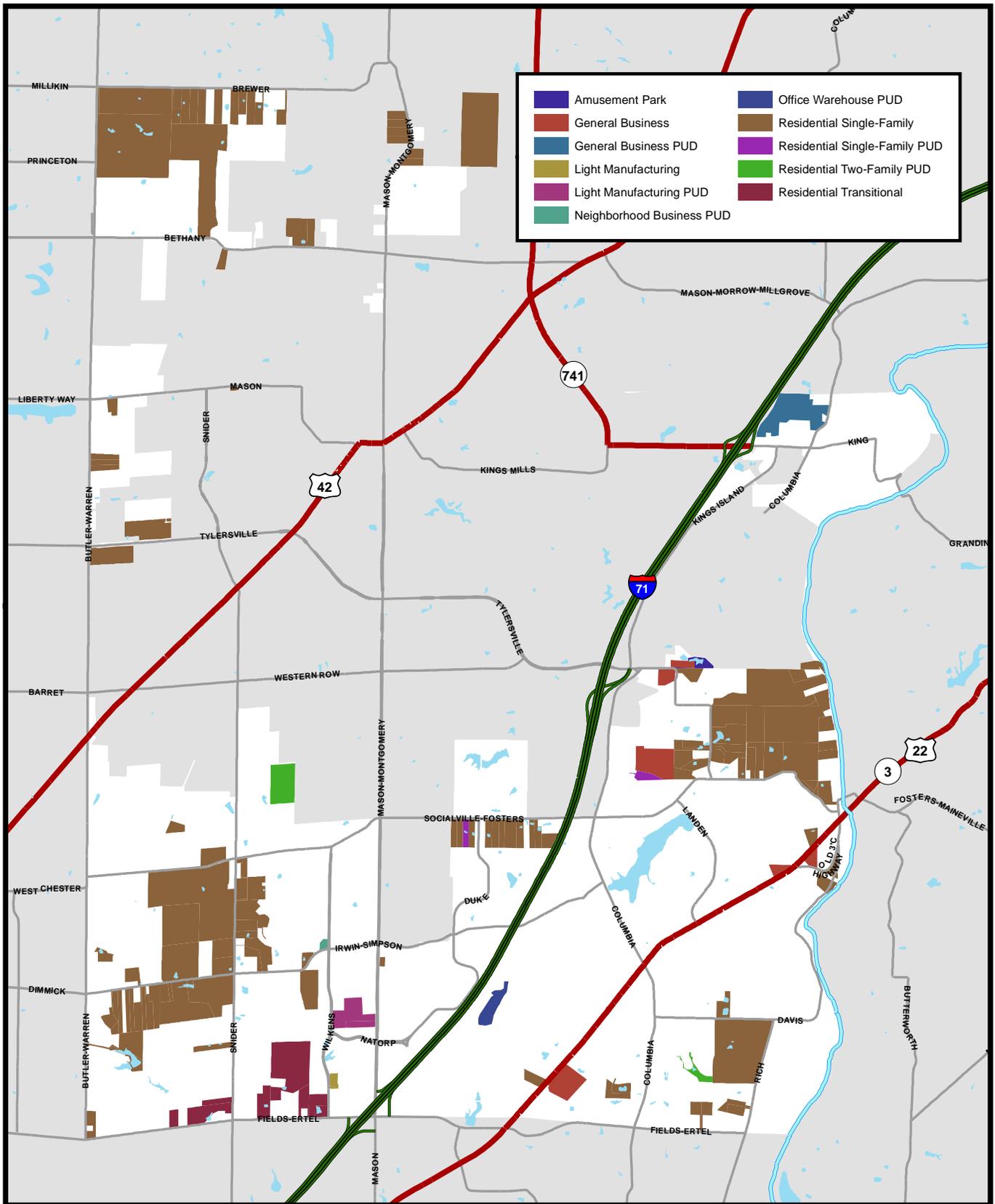
Using the existing land use as a basis for the analysis it is possible to calculate approximately how much additional growth and development the township can accommodate, and in comparison to the population forecasts above, it is possible to estimate when the township may reach build-out. This capacity analysis is based on the Undeveloped Land Category from the Development Status Map. It is this land that is assumed to have the ability to absorb new growth and increase the housing inventory and population of the township. Other areas may redevelop and intensify, but that is addressed in the redevelopment portion of the plan. This analysis provides a broad understanding of how much growth could be accommodated.

The available land accounts for approximately 2,157 acres of land. For the purpose of this analysis these areas will be referred to as Potential Development Areas (PDAs). The breakdown of the PDA acreage by existing zoning is shown below.

<b>POTENTIAL DEVELOPMENT AREA ACREAGE BY CURRENT ZONING CLASSIFICATION</b>		
<b>Zoning</b>	<b>Number of Areas</b>	<b>Total Acreage</b>
<b>A-P</b>	1	6.2
<b>G-B</b>	6	79.8
<b>G-B PUD</b>	1	52.7
<b>L-M</b>	2	3.9
<b>L-M PUD</b>	2	28.3
<b>N-B PUD</b>	3	4.0
<b>O/W PUD</b>	1	15.5
<b>R-SF</b>	126	1,802.0
<b>R-SF PUD</b>	2	10.7
<b>R-TF PUD</b>	2	35.7
<b>R-TR</b>	8	119.1
<b>Total</b>		<b>2,157.9</b>

Source: Deerfield Township GIS

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN



## HOUSING UNIT CAPACITY

The housing unit capacity of the residentially zoned PDAs can be estimated based on the acreage of Potential Development Area and the maximum yield in each zoning district. Based on a minimum lot size of 14,000 square feet in the R-SF zoning district, and a maximum permitted gross density of 3.1 dwelling units per acre for the R-SF zoning district, 4.4 dwelling units per acre for the R-TF zoning district, and 3.75 dwelling units per acre for the R-TR zoning district, a maximum yield is estimated of about 6,240 new dwelling units. However, about 500 acres of land in the Potential Development Areas is constrained by steep slopes, frequent or occasional flooding, or the presence of wetlands including fresh water ponds and streams. A significant portion of the G-B General Business zoned land is constrained by steep slopes, and wetlands in the two-family zoned areas, but a majority of the constraints are in the single-family areas. If the housing unit yield is adjusted to account for the presence of these constraints by removing the constrained land from the inventory of potential lots, a total of 1,545 lots would be removed making the adjusted housing yield approximately 4,695 new housing units.

This assessment assumes the Potential Development Areas will build at maximum permitted densities and that all unconstrained land in the Potential Development Areas would develop. It is most likely that the build-out of the township will occur somewhere below 100% of the estimated capacity.



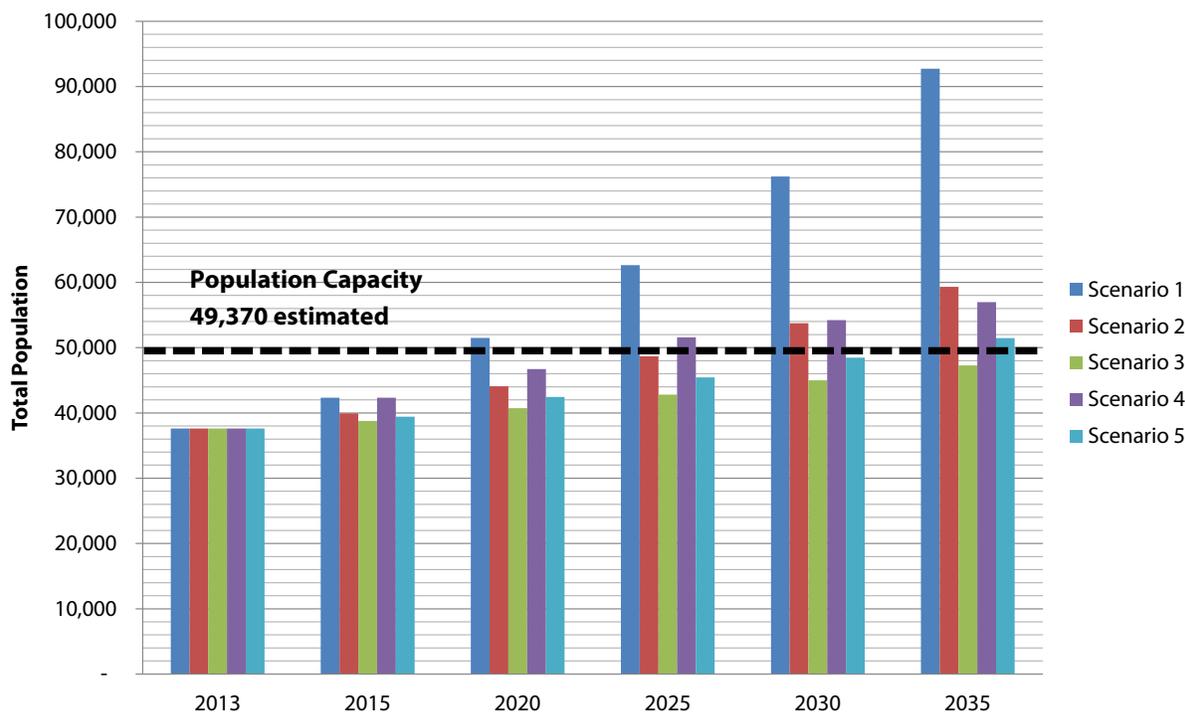
*Left: The Woods on Wilkens Condominiums  
Right: Single-Family Residential House*

## POPULATION CAPACITY

The population capacity at build-out can be calculated based on an estimate of additional housing capacity of the Potential Development Areas. In 2012, the township had an average household size of 2.72 persons per household and an occupancy rate of around 92%. If 92% of the new housing units are occupied that would be equal to 4,319 households. By multiplying the households by 2.72, the result is a new population of approximately 11,748 persons. Added to the 2013 estimated population of 37,651 the total build-out population could be somewhere just around 49,400. Under this capacity scenario, if historic growth rates were to continue into the future it is possible the township will reach build-out by 2020, and if growth slows, as shown in Scenario 3, build-out could be extended to sometime after 2035.

The township has sufficient land remaining to accommodate approximately eight to 20 years of residential growth under current trends. The available land for commercial expansion is fairly limited, although redevelopment and reinvestment in the existing commercial areas is a reasonable approach to accommodating future commercial demand. It should be noted that changes in land use, density, and other government policies will change the accuracy and likelihood of this occurring.

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN



## Key Findings

Deerfield is a maturing Ohio township that has direct control over land use through its zoning authority, and in collaboration with other agencies and surrounding jurisdictions, provides its residents and businesses high quality services related to roads, cemeteries, parks and township owned land, fire and safety services, schools, and sewer and water provisions.

Deerfield benefits from good access to regional transportation, technology networks, and sewer and water services, which are all assets that are impetus to future development.

Deerfield has experienced rapid population growth for the last 45 years. While this growth has slowed in the last decade, activity is increasing while the township is facing limited land available to accommodate the development. Under current trends the township may be looking at build-out within the time horizon of this plan in the next eight to 20 years.

While overall the development in the township is doing well, there are some areas that may warrant special consideration due to the age of the areas or the tendency for change due to market conditions. Loveland Park and Kings Mill may be areas where changes may occur and some planning considerations should be made for these areas. Additionally, the commercial uses in the township are subject to shifts in the market that may trigger redevelopment or changes in tenants or types of uses in the future. Strategies to address these issues are included in the Community Character and Land Use Chapter and the Land Management Plan Chapter.

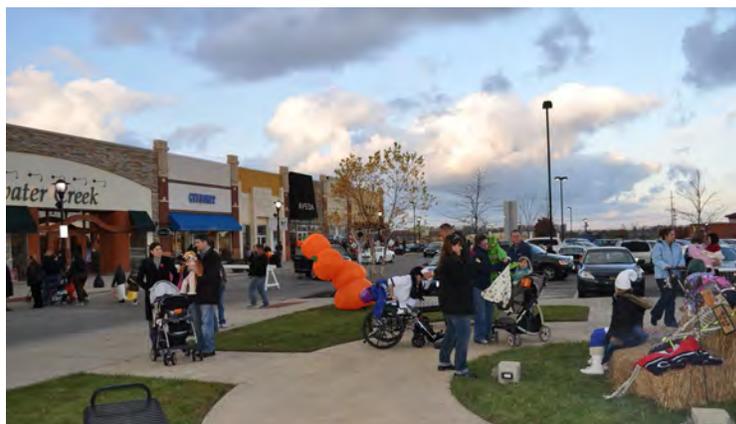
# Chapter 3: Community Agenda

## Overview

The community agenda lays out the framework for the comprehensive plan by stating what is important to the township, what the long term goals are, and establishing objectives to achieve those goals. This is an update to the community agenda from the 2008 Comprehensive Plan, which was the result of an extensive planning process with the Citizen's Planning Forum. The same goals and objectives are carried through due to the extensive public involvement that went into creating the community agenda in 2008. This update accounts for the township's accomplishments, along with the goals and objectives that are on-going and still relevant, and the goals that have yet to be completed. The township has successfully concluded many of the objectives from the 2008 plan. Those objectives have been removed from the community agenda, while some new objectives have been added to reflect the recommendations set forth in this plan. The goals and objectives are organized under the following categories:

1. Growth Management
2. Pedestrian and Trail Connections
3. Township Identity
4. Intergovernmental Coordination
5. Parks and Open Space
6. Redevelopment
7. Housing Quality and Diversity
8. Transportation

The goals and objectives establish the direction for each of the elements of the Community Character and Land Use Chapter, the Land Resource Management Chapter and the Implementation Chapter. The recommendations for each of these elements are in accordance with the intent of the goals and objectives.



*Halloween Treat Street, Deerfield Towne Center*

## The Goals

The following eight goals and their associated objectives are combined to form the Community Agenda and are listed in order of priority as determined by the Citizen's Planning Forum during the planning process for the 2008 Comprehensive Plan.

### 1. GROWTH MANAGEMENT

*The township will monitor and update the zoning resolution to ensure that it effectively conveys the desired development pattern and quality, allows for redevelopment that respects the existing neighborhoods in the township, and responds to the availability of adequate public facilities.*

- Review the zoning resolution to ensure its continued conformance with the recommendations set forth in this plan.
- Work with Warren County to evaluate options for requiring proof of adequate public services and facilities prior to approval of rezoning which would permit higher density development than the existing zoning.
- Promote redevelopment and infill projects that take advantage of areas with existing infrastructure and amenities.
- Work with partner agencies such as the Warren County Water, Warren County Regional Planning Commission, schools, and other agencies which provide services to the township to identify capacity limits and improvements needed to support growth in the township.
- Continue the promotion of sustainable development and building practices and alternative forms of energy production.
- Focus should be placed on the quality, character, and physical form that buildings take on a site to ensure quality developments within the township.

### 2. RECREATIONAL TRAIL AND PATH CONNECTIONS

*The township will have an interconnected network of trails and paths that allow travel by pedestrian and bicycle throughout the community with particular focus on the Miami to Miami Trail connections.*

- Continue to seek out connections to complete the Deerfield Township portion of the Miami to Miami Trail connection.
- Update the Master Plan of Paths to provide connections between neighborhoods, parks, schools, and commercial areas, and establish dialogue with Warren County to have the Deerfield Master Plan of Paths integrated into the Warren County Official Thoroughfare Plan.
- Support trail links which match up with plans and design standards of adjacent communities including the City of Mason, Symmes Township, and West Chester Township.

- Work with Warren County and OKI to prioritize and pursue opportunities to upgrade local thoroughfares with sidewalks and bicycle lanes to accommodate network connections and support alternative modes of travel.
- Support easements dedicated through private development that link into a network of sidewalk, paths, and trails.
- Establish trail location and design standards which promote safety through separation from vehicular traffic but provide visibility from public areas to instill a sense of security rather than isolation.
- Encourage trail networks within riparian corridors and dedicated open spaces through the subdivision and/or planned unit development process to create a double benefit of protection of resources and improved pedestrian and bicycle accessibility.
- Include requirements for sidewalks, paths, and trails in the planned unit development standards.
- Work with Warren County and OKI to determine methods to facilitate safe pedestrian crossing of surface road intersections including installation of crosswalks, signs, signals, and improvements to highway crossings.

### 3. TOWNSHIP IDENTITY

*The township will have a strong and clear identity enhanced by the quality and character of neighborhoods, regional destinations, gateways, corridors, and community focal points.*

- Promote mixed-use planned development through the community character and land use guidelines and the zoning resolution to create new neighborhoods with distinct identities.
- Adopt design standards for the treatment of key gateways through the zoning resolution.
- Encourage the use of conservation design or subdivisions to maintain open areas and aspects of the rural character throughout the township.
- Support redevelopment of older commercial areas with mixed-use developments that provide community gathering spaces and add focal points for community identity.
- Establish a signage plan which promotes unified signage design and inclusion of the Deerfield logo on street signs, and considers incentives for inclusion of the Deerfield logo on private signs.
- Protect and enhance the environmental quality of the Little Miami River corridor through maintenance of township owned land and development regulations to support the identity of the eastern portions of the township.
- Select a high profile location for the future township administration building/facility with a design that instills community pride and identity.
- Promote the Mason-Montgomery corridor as the heart of commerce in the township and encourage the promotion of this area with further development of its interconnected, walkable network of streets and paths.

## 4. INTERGOVERNMENTAL COORDINATION

*The township will have strong partnerships and coordination with the jurisdictions and agencies that affect the quality of life in the township in order to promote positive growth and identity in the township.*

- Establish an agreement and understanding with the Warren County Board of County Commissioners on the availability of treatment capacity available in Deerfield Township to accommodate growth.
- Work with Warren County to update the Warren County Official Thoroughfare Plan particularly in the southwest portion of the township.
- Continue to work in partnership with Warren and Hamilton Counties, Symmes Township, ODOT, and the Warren County Transportation Improvement District through the completion of improvements at the Fields-Ertel/Mason-Montgomery Roads interchange.
- Work in partnership with the City of Mason, Warren County, the Warren County Transportation Improvement District, and ODOT in the planning, selection, and construction of improvements at the Western Row Road interchange and associated roadways.
- Coordinate with the Warren County Park District in the creation of a green network of pedestrian and bike trails that link the neighborhoods to Warren County and township parks.
- Investigate possibilities of partnering with schools in the provision of additional park land and recreation facilities. Collaborate with the Warren County Port Authority to promote commercial development within Deerfield in coordination with this plan.

## 5. PARKS AND OPEN SPACE

*The township will have adequate parks and open space to provide recreation opportunities to the residents and will maintain open spaces to enhance the quality of life in the township.*

- Work in conjunction with Warren County Park District to maintain a level of service of approximately 10 acres of public park land for every 1,000 persons living in the township.
- Maintain the township operated parks at a high level of functionality and quality.
- Strive to provide park land in an equitable manner in the four quadrants of the township.
- Promote pedestrian and bicycle paths along riparian and road corridors to connect neighborhoods and parks to improve accessibility to these areas.
- Promote retention of open space which can be used for active or passive purposes in the private development process.
- Establish criteria for the acceptance of land donated to the township for park use.
- Work with churches and schools to provide private recreation areas, facilities, and programming to increase recreational opportunities within the township.

## 6. REDEVELOPMENT

*The township will promote compatible redevelopment of areas that become obsolete in order to maintain a vibrant community.*

- Create strategies to address redevelopment in a manner that is consistent with community character and identity that will create community focal points.
- Evaluate zoning regulations to determine if there are obstacles to promoting redevelopment.
- Promote redevelopment to sustain commercial and retail development.
- Create a strategy to allow for small scale localized redevelopment that would provide valuable services to markets within walking distance (1/4 mile) of neighborhoods to reduce auto dependency in the community.
- Pursue additional planning studies in the Loveland Park neighborhood to address issues associated with non-conforming lot configurations and perceived redevelopment pressures.

## 7. HOUSING QUALITY AND DIVERSITY

*The township will be a community where individuals and families of different demographic and economic backgrounds can find quality and diverse housing options.*

- Encourage a mix of residential building types to promote a variety of housing options within a neighborhood to attract families of different economic and demographic backgrounds.
- Promote housing types that are attractive for older adults in close proximity to groceries, retail, and health care facilities to increase mobility options outside of auto dependency.
- Preserve the viability and character of established single-family neighborhoods.

## 8. TRANSPORTATION

*The township will coordinate with the various agencies that influence transportation options in the community to provide safe and efficient access and road networks to residents and businesses in the township.*

- Identify locations for potential local thoroughfare connections and propose amendments to the Warren County Official Thoroughfare Plan in accordance with these recommendations.
- Recognize the township has limited ability to influence the design and construction of roads associated with private development which are regulated by the Warren County Subdivision Regulations.
- Work as a partner with ODOT and Warren County in the construction and improvements to the Fields-Ertel/I-71 interchange.

## **DEERFIELD TOWNSHIP COMPREHENSIVE PLAN**

- Promote bicycle and pedestrian facilities to increase travel options.
- Promote mixed-use developments to reduce the need for auto dependency.
- Encourage a balance of residential, office, and commercial growth so more needs can be met locally within the township.
- Work with the City of Mason to provide multiple routes between the four quadrants of the township.

# Chapter 4: Community Character and Land Use

## Overview

This Chapter contains recommendations and guidance on the character of future development and redevelopment projects within the township. This Chapter works in concert with the Land Management Plan Chapter, the Community Agenda Chapter, and the Implementation Chapter to describe the vision for the township for the next 20 years.

This Chapter identifies and describes seven character areas. The character areas are comprised of similar development forms, architecture, or other characteristics that distinguish them from other areas of the township. This existing form provides the context for how each area is envisioned to develop in the future. Some areas include successful, stable developments that are not envisioned to change much. Other areas are in transition wherein new uses and building characteristics are encouraged. The information provided for each character area lays out this existing context, provides the specific vision for the area, the land uses that are appropriate or provisional, and the general development guidelines that should apply to all new and redevelopment projects.

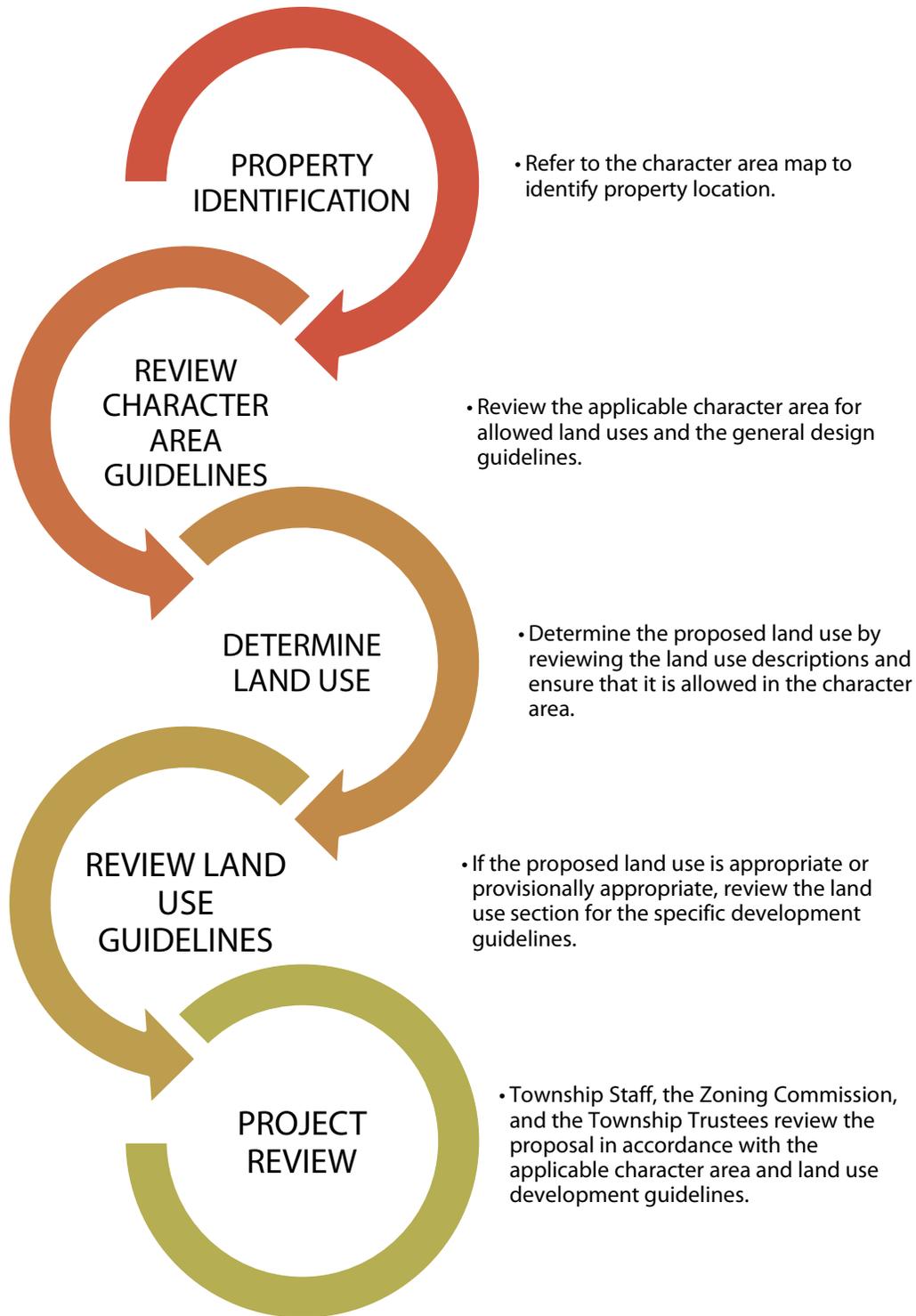
Each character area is comprised of multiple land uses. For example, within the Neighborhoods Character Area there are Suburban Single-Family Residential, Mixed Residential, and Multi-Family Land Uses currently present. In total, 10 land uses are defined. Each land use description is comprised of unique development guidelines that will shape the character of future proposals.

The following page provides a step by step guide on how this Chapter is to be used.



*Beacon Hill Townhomes- Town Center Mixed-Use Character Area and Mixed Residential Land Use. Image Source- Deerfield Township*

## How to Use This Chapter



## Character Areas

### INTRODUCTION

In this section, our vision for the future of Deerfield is defined in terms of character areas, each of which represents a unique character and development pattern with its own needs and expectations. The vision, appropriate and provisional land uses, and general development guidelines vary for each area and provide direction for how future development is envisioned in that area. The seven character areas are:

1. Low-Density Rural Neighborhoods
2. Medium-Density Rural Neighborhoods
3. Neighborhoods
4. Neighborhood Mixed-Use
5. Office Park
6. Regional Highway/Commercial
7. Town Center Mixed-Use

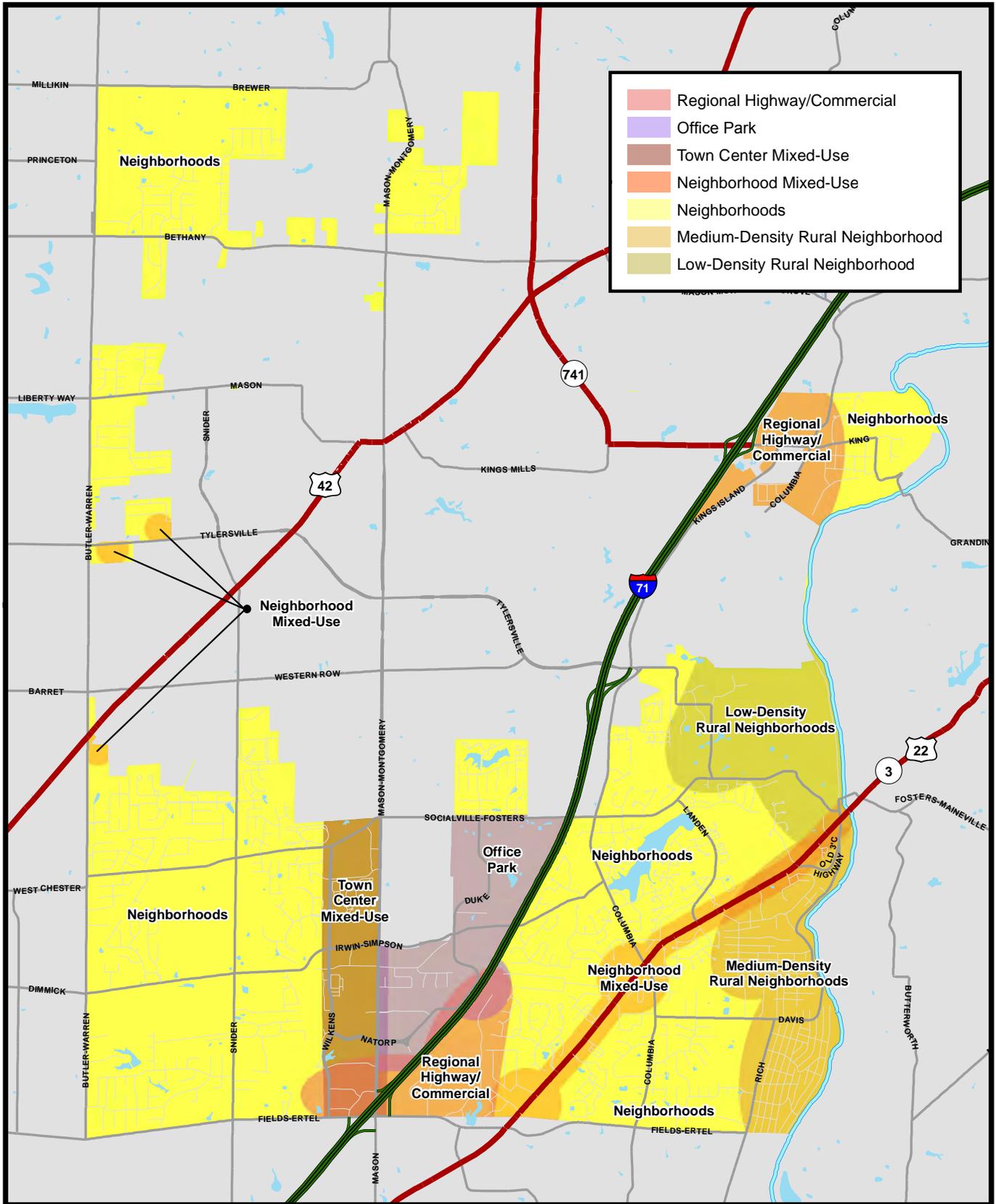
### CHARACTER AREA MAP

The Character Area Map illustrates the boundaries of these seven areas. As shown, these areas are not divided by hard lines. In many cases, the edges of character areas blend into each other. This is intentional to preserve flexibility in applying this plan as a long range vision and allow discretion in determining whether a proposed development is suitable for a particular character area. The map takes into account that many of the edges of an area may develop in different ways. For example, currently the Deerfield Towne Center development is solely on the west side of Mason-Montgomery Road, shown in the aerial image below. As new development occurs, the Deerfield Towne Center development may cross the street and develop on the east side of Mason-Montgomery Road. This may or may not happen, but the boundaries of the Town Center Mixed-Use Character Area reflects this possibility. New developments would not be prohibited from occurring on the east side as long as the land use and characteristics of the development is fitting with its surroundings.

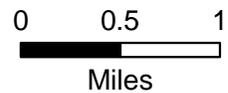


*Aerial image of Mason-Montgomery Road with Deerfield Towne Center on the left side of the road and residential developments on the right - Image source: [www.bing.com/maps](http://www.bing.com/maps)*

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN



## Character Areas



## 1. LOW-DENSITY RURAL NEIGHBORHOODS

### Vision

The vision for the Low-Density Rural Neighborhoods Character Area is to protect the existing rural character, to an extent, while allowing for reasonable residential use of the land. Conservation subdivisions that cluster development, while maintaining large areas of open space to protect natural and rural features, may be appropriate in this area, along with open spaces and agricultural uses.

### Appropriate Land Uses

These land uses are appropriate for new development and redevelopment projects:

- Rural Single-Family
- Recreation & Open Space

### Provisional Land Uses

These land uses may be appropriate for new development and redevelopment projects if the proposal meets the general guidelines and land use development guidelines:

- Suburban Single-Family

### General Development Guidelines

As property within the Low-Density Rural Neighborhoods Character Area develops and/or redevelops, it is crucial that these new projects are compatible and complementary with adjacent uses. To support achieving the vision for this Character Area, the following general development guidelines are provided:

#### *Circulation and Connections*

- Pathways within open spaces and/or sidewalks along roadways should be provided to connect to surrounding pedestrian/bicycle networks.

#### *Transitions*

- Infill, new, and redevelopment projects should be compatible with adjacent land uses in terms of size, height, scale, materials, and design elements.
- Landscape buffers, fences, and/or walls should be used between existing or planned adjacent developments of different land uses.

### *Existing Context*

The Low-Density Rural Neighborhoods Character Area is unique from the rest of the township. This area possesses some difficult topography and natural features that deter major development and encourage large lot single-family homes, mini-farms, open spaces, equestrian operations, and historic farmsteads. The form of the Low-Density Rural Neighborhoods Character Area is rural and largely undeveloped. Compared to other areas in Deerfield, these areas have fewer access roads and existing residences and uses within the area utilize long driveways or shared drives to access their properties. Many sites have multiple structures including barns, stables, or large garages.

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

## *District Character*

- Open spaces and parks should be an integral part of each development.
- Agricultural uses should be encouraged to remain in the area.
- New development should respect the existing character of the district.



*Image source: MDC and [www.bing.com/maps](http://www.bing.com/maps)*

## 2. MEDIUM-DENSITY RURAL NEIGHBORHOODS

### Vision

The vision for the Medium-Density Rural Neighborhoods Character Area is to encourage the consolidation of small lots to create buildable single-family parcels. Health and building code violations should be addressed to ensure that existing structures do not cause harm to residents or visitors to the area. New development should be residential, primarily single-family, and should facilitate connections to the adjacent neighborhoods. Due to existing conditions, much of the area may not meet current zoning regulations, therefore variances are necessary for many of the residents to add on or replace garages, decks, sheds, and other similar amenities. Consideration should be given to the creation of a new zoning district for this area that would accommodate appropriate redevelopment and new development projects on these challenging lots.

### Appropriate Land Uses

These land uses are appropriate for new development and redevelopment projects:

- Suburban Single-Family
- Rural Single-Family
- Recreation & Open Space

### Provisional Land Uses

These land uses may be appropriate for new development and redevelopment projects if the proposal meets the general guidelines and land use development guidelines:

- Mixed Residential

### General Development Guidelines

As property within the Medium-Density Rural Neighborhoods Character Area develops and/or redevelops, it is crucial that these new projects are compatible and complementary with adjacent developments. To support achieving the vision for this Character Area, the following general development guidelines are provided:

### Existing Context

The Medium-Density Rural Neighborhoods Character Area is comprised of an older neighborhood in the southeast corner of the township. The area was platted long before county or township regulations were put in place. As a consequence the neighborhood has an obsolete layout, which causes challenges for land owners and the township in regulating development and redevelopment in the neighborhood. The extremely small lot sizes require multiple lots to be combined to create a buildable site. Sewer and water service to the area is also limited. The road configuration in this area is obsolete in that there are many “paper” streets which were platted but never built. The form of the Medium-Density Rural Neighborhoods Character Area is mostly made up of winding, dead-end, narrow roads with no curbs, gutters, or sidewalks. There is challenging topography due to the neighborhood’s close proximity to the Little Miami River. The quality of housing stock varies along with the sizes of the houses and lots. There are newer suburban single-family neighborhoods, typical of the Neighborhoods Character Area, located to the west of this area, but these developments are isolated from this district.

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

## *Circulation and Connections*

- Vehicular and pedestrian connectivity should be provided between existing neighborhoods and adjacent developments.
- Adjacent neighborhoods, schools and other amenities should be connected with pedestrian and bicycle access.

## *Transitions*

- Infill, new, and redevelopment projects should be compatible with adjacent land uses in terms of size, height, scale, materials, and design elements.

## *District Character*

- Open spaces and parks should be an integral part of each development.
- Small lots should be consolidated into larger tracts of land for the purposes of zoning conformance.
- Properties that are in violation of the health code, building code, or zoning resolution should be identified and property owners encouraged to remedy the violations.



Image source: MDC and [www.bing.com/maps](http://www.bing.com/maps)

### 3. NEIGHBORHOODS

#### Vision

The vision for the Neighborhoods Character Area is a safe and thriving residential area that includes a variety of quality housing options and amenities. Subdivisions should connect so residents have the ability to walk or bike to adjacent neighborhoods, recreation facilities, and commercial developments located outside of the area.

#### Appropriate Land Uses

These land uses are appropriate for new development and redevelopment projects:

- Suburban Single-Family
- Rural Single-Family
- Recreation & Open Space

#### Provisional Land Uses

These land uses may be appropriate for new development and redevelopment projects if the proposal meets the general guidelines and land use development guidelines:

- Multi-Family
- Civic/Institutional
- Mixed Residential

#### General Development Guidelines

As property within the Neighborhoods Character Area develops and/or redevelops, it is crucial that these new projects are compatible and complementary with adjacent developments. To support achieving the vision for this Character Area, the following general development guidelines are provided:

##### *Circulation and Connections*

- Projects should emphasize vehicular and pedestrian connectivity between existing and new developments to avoid the creation of isolated islands of development.
- On-street parking should be allowed on local streets.

##### *Transitions*

- Infill, new, and redevelopment projects should be compatible with existing or planned adjacent land uses in terms of size, height, scale, materials, and design elements.

#### *Existing Context*

The Neighborhoods Character Area covers a range of residential housing types. The vast majority of the area is comprised of single-family subdivisions, with some multi-family, townhome, and attached single-family developments occurring on the fringes. Similar housing types are typically concentrated in sub-districts such as apartment complexes or subdivisions. Much of the development occurred individually, resulting in subdivisions that lack connections to each other. The form of the Neighborhoods Character Area is built around a framework of irregular blocks and curvilinear local streets. The existing neighborhoods are stable and should be preserved and protected as new development occurs.

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

- Landscape buffers, fences, and/or walls should be used between adjacent developments of different land uses, including single-family developments that are adjacent to a higher density residential product.

## Corridors

- When new developments are adjacent to arterial or collector roads, buildings should face outward toward those roadways instead of facing interior streets, unless a significant landscape buffer is provided.



Image sources: MDC, [www.bing.com/maps](http://www.bing.com/maps), [www.google.com/maps](http://www.google.com/maps)

## 4. NEIGHBORHOOD MIXED-USE

### Vision

The vision for the Neighborhood Mixed-Use Character Area is a district with a mix of commercial, office, service, and residential uses that complement each other. Redevelopment and new developments should be compatible with their surroundings and should provide adequate buffering to adjacent residential developments. Developments should be connected with pedestrian, bike, and automobile options. Common streetscape elements should be utilized to provide a cohesive nature to the area. Lighting, signage and other similar elements should be designed to the pedestrian scale to reflect the desired neighborhood feel and scale of this area.

### Appropriate Land Uses

These land uses are appropriate for new development and redevelopment projects:

- Neighborhood Commercial
- General Commercial
- Office
- Mixed-Use
- Civic/Institutional
- Recreation & Open Space

### Provisional Land Uses

These land uses may be appropriate for new development and redevelopment projects if the proposal meets the general guidelines and land use development guidelines:

- Multi-Family
- Mixed Residential

### General Development Guidelines

As property within the Neighborhood Mixed-Use Character Area develops and/or redevelops, it is crucial that these new projects are compatible and complementary with adjacent developments. To support achieving the vision for this Character Area, the following general development guidelines are provided:

#### *Circulation and Connections*

- Vehicular and pedestrian connectivity should be provided between existing and new developments to avoid the creation of isolated islands of development.

### *Existing Context*

The Neighborhood Mixed-Use Character Area is a highly traveled auto-oriented corridor that includes a mix of big box retail, small commercial strip centers, multi-family and single-family residential developments, mini warehouses, and convenience retail such as drug stores and drive-thru restaurants. Many of the aging commercial developments are anticipated to redevelop over time. The form of the Neighborhood Mixed-Use Character Area varies depending on the use. The commercial developments typically have large parking lots in the front, adjacent to the road, while the residential developments are set back from the street with large landscape buffers.

## DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

- Developments should re-analyze access points, signage, building materials and other similar features to ensure that projects function efficiently and effectively.

### *Transitions*

- Infill, new, and redevelopment projects should be compatible with existing or planned adjacent land uses in terms of size, height, scale, materials, and design elements.
- Landscape buffers, fences, and/or walls should be used between adjacent developments of different land uses.
- Mixed-use developments should be used as transitions between commercial and residential uses.

### *Corridors*

- Consistent streetscape and landscape elements should be utilized for visual cohesion including, but not limited to, landscape buffers along arterial or collector roads with developments set back from the street.
- Buildings adjacent to arterial or collector roads should face outward, instead of facing interior streets.



Image source: MDC and [www.bing.com/maps](http://www.bing.com/maps)

## 5. OFFICE PARK

### Vision

The vision for the Office Park Character Area is a district comprised primarily of attractive office buildings and complementary support services such as parks, conservation areas, corporate offices, medical or professional offices, hospitals, medical research facilities, office suites, office condos, non-polluting manufacturing, distribution, warehousing, support services, restaurants, day cares, dry cleaners, and sports clubs. As new properties develop, or existing properties redevelop, missing pedestrian and vehicular connections should be made. Employees should be able to safely walk to nearby restaurants and commercial uses, as well as travel to and from work by bicycle or other alternative modes of transportation. Employees should also have comfortable, relaxing and tranquil places to enjoy lunch breaks or to take a walk.

### Appropriate Land Uses

These land uses are appropriate for new development and redevelopment projects:

- Office
- Civic/Institutional
- Recreation & Open Space

### Provisional Land Uses

These land uses may be appropriate for new development and redevelopment projects if the proposal meets the general guidelines and land use development guidelines:

- Neighborhood Commercial
- General Commercial
- Mixed-Use

### General Development Guidelines

As property within the Office Park Character Area develops and/or redevelops, it is crucial that these new projects are compatible and complementary with adjacent developments. To support achieving the vision for this Character Area, the following general development guidelines are provided:

#### *Circulation and Connections*

- Vehicular and pedestrian connectivity should be provided between existing and new developments to avoid the creation of isolated islands of development.
- Internal circulation and new roads should be designed to connect to existing infrastructure with large green areas to buffer surrounding neighborhoods.

### *Existing Context*

The Office Park Character Area consists of large-scale offices and light industrial uses that are located in planned developments which incorporate large buildings in a park like setting with open spaces and support services. The form of the Office Park Character Area is single developments of large office buildings with large parking lots. This area is auto-oriented and developments include interior sidewalks, but they are not linked together. Alternative modes of transportation such as mass transit and bicycles are not prevalent in this area.

## DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

- Adequate infrastructure levels need to be determined and should be provided due to the high traffic demand generated by these uses at the morning, noon, and evening traffic peaks. New developments should accommodate the additional traffic generated.

### *Transitions*

- Infill, new, and redevelopment projects should be compatible with existing or planned adjacent land uses in terms of size, height, scale, materials, and design elements.
- Landscape buffers, fences, and/or walls should be used between adjacent developments of different land uses.

### *Corridors*

- Buildings adjacent to arterial or collector roads should face outward, instead of facing interior streets.

### *District Character*

- Landscape amenities including parks, picnic benches, sitting areas, and shade trees should be provided.
- A variety of architecture and building materials should be incorporated into the design of developments.

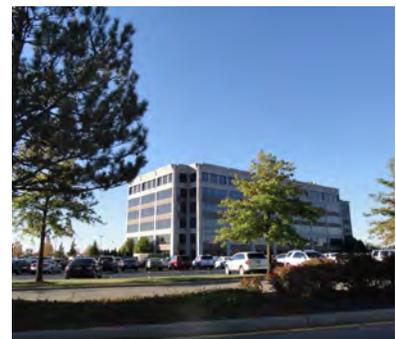


Image source: MDC and [www.bing.com/maps](http://www.bing.com/maps)

## 6. REGIONAL/HIGHWAY COMMERCIAL

### Vision

The vision for the Regional/Highway Commercial Character Area is to provide convenience retail and service needs for the surrounding area as well as travelers along the interstate. Developments should be attractive with increased levels of landscaping and architectural elements, while minimizing unattractive site features such as parking lots. The street network, development entrances, and pedestrian crossings should safely accommodate pedestrians along with the large number of vehicles that travel to and from this area daily.

### Appropriate Land Uses

These land uses are appropriate for new development and redevelopment projects:

- Mixed-Use
- General Commercial
- Office
- Multi-Family
- Recreation & Open Space

### Provisional Land Uses

These land uses may be appropriate for new development and redevelopment projects if the proposal meets the general guidelines and land use development guidelines:

- Civic/Institutional
- Mixed Residential
- Neighborhood Commercial

### General Development Guidelines

As property within the Regional/Highway Commercial Character Area develops and/or redevelops, it is crucial that these new projects are compatible and complementary with adjacent developments. To support achieving the vision for this Character Area, the following general development guidelines are provided:

### *Existing Context*

The Regional/Highway Commercial Character Area is the first impression of the township from the interstate. The area consists of a variety of convenience retail including fast food restaurants, gas stations, and drive thru coffee shops, along with numerous hotels, a large auto mall, office developments, and big box retail. The highway visibility and regional market make these areas auto-oriented and not pedestrian friendly. Many of the developments within this area are prime for redevelopment, providing an opportunity for additional landscaping, connections, and higher-quality developments. The form of the Regional/Highway Commercial Character Area is individual auto-oriented developments that typically have large parking lots adjacent to the street. There is a wide range in the size of developments. Despite this range in size, the auto-oriented theme is continuous. Sidewalks do exist within some of the newer developments, but crosswalks and other pedestrian amenities are rare.

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

## *Circulation and Connections*

- As sites redevelop, access points and signage should be reviewed to ensure that projects function efficiently and effectively.
- Pedestrian and bicycle access should be provided to developments and along roads to allow for safe passage of pedestrians and bicyclists.

## *Transitions*

- Infill, new, and redevelopment projects should be compatible with existing or planned adjacent land uses in terms of size, height, scale, materials, and design elements.

## *Gateways/Corridors*

- Streetscape and landscaping elements should be utilized where feasible to soften the look of some of the stark developments.
- Taller signage adjacent to the highways may be appropriate, but properties further away from the highway interchanges should utilize low-scale monument signage.
- Buildings adjacent to arterial or collector roads should face outward, instead of facing interior streets.

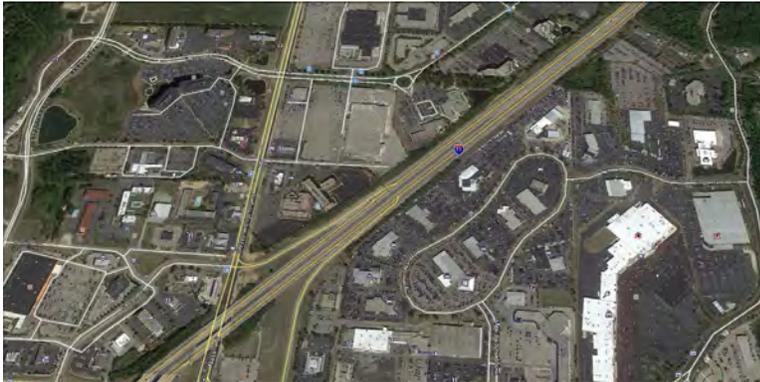


Image source: MDC and [www.bing.com/maps](http://www.bing.com/maps)

## 7. TOWN CENTER MIXED-USE

### Vision

The vision for the Town Center Mixed-Use Character Area is for this district to become a gathering place for the township. It should be walkable, accessible, cater to a variety of needs and clientele, and continue to evolve to meet customer demands. Developments should be connected and have a consistency between them in regards to signage, streetscape elements, and design amenities. The Town Center Mixed-Use Character Area is and will continue to be a defining area of the township and therefore should always reflect quality developments that illustrate the high standards that the township demands.

### Appropriate Land Uses

These land uses are appropriate for new development and redevelopment projects:

- Mixed-Use
- General Commercial
- Office
- Multi-Family
- Recreation & Open Space

### Provisional Land Uses

These land uses may be appropriate for new development and redevelopment projects if the proposal meets the general guidelines and land use development guidelines:

- Civic/Institutional
- Mixed Residential
- Neighborhood Commercial

### General Development Guidelines

As property within the Town Center Mixed-Use Character Area develops and/or redevelops, it is crucial that these new projects are compatible and complementary with adjacent developments. To support achieving the vision for this Character Area, the following general development guidelines are provided:

### *Existing Context*

The Town Center Mixed-Use Character Area consists not only of a premier lifestyle shopping center (Deerfield Towne Center), but it also includes restaurants, entertainment, multi-family developments, hotels, office space, and service uses. It attracts patrons from throughout the greater Cincinnati region. The developments within this area are very successful with low vacancy rates and new development projects occurring regularly. The form of the Town Center Mixed-Use Character Area is consecutive developments on the west side of Mason-Montgomery Road. There are some vehicular and pedestrian connections linking these developments, but not consistently. Most of the land uses within the area are of a commercial nature, but there has been recent demand for multi-family developments adjacent to the commercial areas.

## DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

### *Circulation and Connections*

- New developments should include pedestrian and bike amenities.
- Connections to adjacent developments and surrounding residential neighborhoods should be established as remaining properties are developed.
- Wayfinding and vehicular signage should be provided so patrons have a clear understanding of paths and destinations.
- Although, the Town Center Mixed-Use area accommodates a large amount of automotive traffic, internal site configurations should be pedestrian friendly with well-articulated architecture and pedestrian paths.

### *Transitions*

- Infill, new, and redevelopment projects should be compatible with existing or planned adjacent land uses in terms of size, height, scale, materials, and design elements.
- Landscape buffers, fences, and/or walls should be used between adjacent developments of different land uses.
- Currently the Deerfield Towne Center development is exclusively on the west side of Mason-Montgomery Road. As the district continues to develop, it may be appropriate for the Town Center Mixed-Use Character Area to expand to the east side of the road. If this expansion occurs in the future, attention should be given to ensuring safe passage for vehicles and pedestrians across Mason-Montgomery Road.

### *Gateways/Corridors*

- Buildings adjacent to arterial streets should face the road and not interior parking lots.
- Special considerations should be made at the northern and southern gateways into the Town Center Mixed-Use area. Additional landscaping, signage, or design element should be provided for an attractive entrance to the area.

### *District Character*

- Common streetscape elements such as street lights, street trees, and signage should be provided to establish a consistent sense of place.
- A variety of building heights should be included along with a variety of architectural styles and design elements.



Image source: MDC and [www.bing.com/maps](http://www.bing.com/maps)

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

## CHARACTER AREAS

LAND USES	Low-Density Rural Neighborhoods	Medium-Density Rural Neighborhoods	Neighborhoods	Neighborhood Mixed-Use	Office Park	Regional/Highway Commercial	Town Center Mixed-Use	
	Mixed-Use				A	P	A	A
	Neighborhood Commercial				A	P	P	P
	General Commercial				A	P	A	A
	Office				A	A	A	A
	Multi-Family			P	P		A	A
	Mixed Residential		P	P	P		P	P
	Suburban Single-Family	P	A	A				
	Rural Single-Family	A	A	A				
	Recreation & Open Space	A	A	A	A	A	A	A
Civic/Institutional			P	A	A	P	P	

A = APPROPRIATE USES

P = PROVISIONAL USES

## Land Uses

In this section, our vision of Deerfield is defined in terms of existing or potential land use categories. A description of each land use is provided along with development characteristics such as density, building size, building placement, parking, landscaping, signage, lighting, and architectural elements. The intent is to establish a baseline of standards for new development and redevelopment projects of that specific land use type. It is understood that these land uses and descriptions will not apply in all circumstances, but the intent of this Chapter should be upheld with all new and redevelopment projects within the township.

### Land Uses:

1. Mixed-Use
2. Neighborhood Commercial
3. General Commercial
4. Office
5. Multi-Family
6. Mixed Residential
7. Suburban Single-Family
8. Rural Single-Family
9. Recreation and Open Space
10. Civic/Institutional



*Graeter's Ice Cream store- Town Center Mixed-Use Character Area and General Commercial  
Land Use Image Source- MDC*

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

## 1. MIXED-USE

Mixed-use developments should include a mixture of retail, office, residential, service, and/or civic uses such as gathering spaces, recreation centers, and open spaces that are developed in a coordinated manner to provide a focus for neighborhood activities. Developments should be pedestrian friendly with connections via sidewalks and paths to surrounding residential neighborhoods. Mixed-use projects range in size from a single building with commercial on the first floor and office above to the Deerfield Towne Center development.

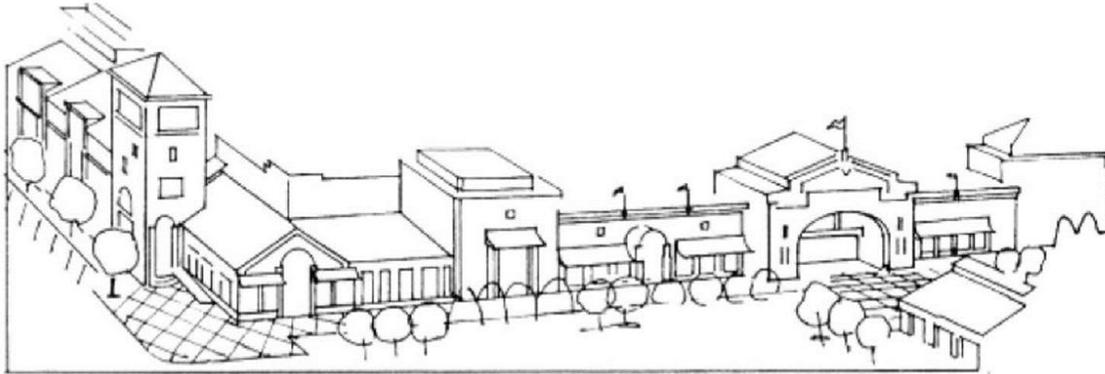
### MIXED-USE DEVELOPMENT GUIDELINES

<p>Densities/Building Size</p>	<ul style="list-style-type: none"> <li>Multi-story buildings, and a range in building sizes and densities should be used.</li> </ul>	
<p>Building Orientation/ Placement</p>	<ul style="list-style-type: none"> <li>Buildings should be set close to interior streets.</li> <li>Buildings should be oriented towards public streets instead of interior parking lots.</li> </ul>	
<p>Parking</p>	<ul style="list-style-type: none"> <li>Parking areas should be oriented to the side or rear of uses to avoid an unappealing aesthetic and allow for a more attractive streetscape.</li> </ul>	
<p>Landscaping</p>	<ul style="list-style-type: none"> <li>Landscape materials should be used to soften the appearance of parking areas.</li> <li>Landscape buffers should be utilized for developments adjacent to residential properties.</li> </ul>	

**MIXED-USE DEVELOPMENT GUIDELINES**

<p>Signage/Lighting</p>	<ul style="list-style-type: none"> <li>• Developments should utilize a single monument sign with panels for each tenant instead of having individual freestanding signs.</li> <li>• Internal site lighting and signage should be designed for the pedestrian.</li> </ul>	
<p>Architectural Elements</p>	<ul style="list-style-type: none"> <li>• For developments adjacent to residential properties, building design and scale should be compatible with the residential uses.</li> <li>• The mass and scale of buildings should be divided into small components as a means of creating visual interest and variety.</li> <li>• 4-sided architecture should be utilized on all buildings. The front façade should be the focal point in terms of the level of architecture and design, and all sides of the building that are visible should incorporate architectural detailing complementary to the front façade.</li> <li>• A variety of architectural features and design elements should be included in all projects to provide variation in projects and to avoid monotonous design within the district.</li> <li>• Buildings should be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain its appearance over time. This includes, but is not limited to: natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality pre-stressed concrete systems; water-managed Exterior Installation Finish Systems (EIFS); or glass.</li> <li>• Trash enclosures should be completely screened from view with an enclosure clad with compatible materials matched to the primary building.</li> </ul>	

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN



*Massing variation in an updated hybrid strip mall/street front arrangement*

## 2. NEIGHBORHOOD COMMERCIAL

Neighborhood Commercial developments are small concentrations of retail, service, or freestanding commercial uses. They typically are uses such as convenience stores, beauty salons, restaurants, small grocery stores, drug stores, or specialty shops. Neighborhood Commercial serves a local market of an area around one to three mile radius.

### NEIGHBORHOOD COMMERCIAL DEVELOPMENT GUIDELINES

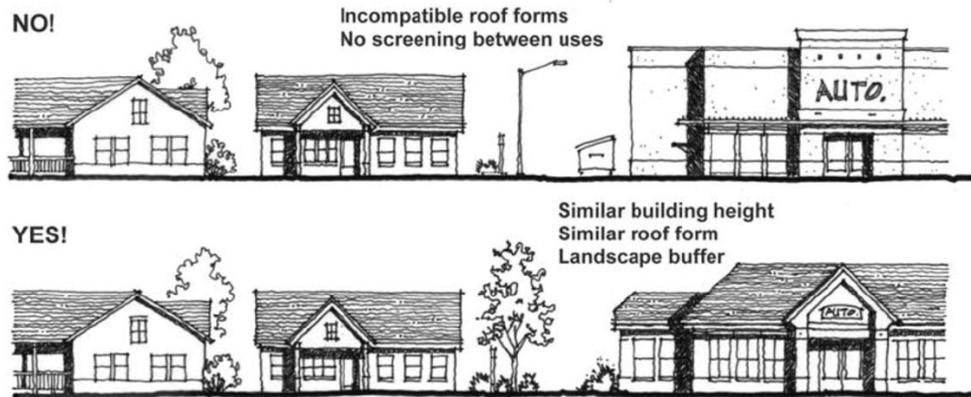
<p>Densities/Building Size</p>	<ul style="list-style-type: none"> <li>• Buildings should be less than 15,000 square feet of leasable floor area.</li> </ul>	
<p>Building Orientation/ Placement</p>	<ul style="list-style-type: none"> <li>• Building setbacks should reflect adjacent developments, especially in residential areas.</li> <li>• Buildings should be oriented towards public streets instead of interior parking lots.</li> </ul>	

**NEIGHBORHOOD COMMERCIAL DEVELOPMENT GUIDELINES**

<p>Parking</p>	<ul style="list-style-type: none"> <li>• Parking should be oriented to the side or rear of uses to avoid an unappealing aesthetic and allow for a more attractive streetscape.</li> </ul>	
<p>Landscaping</p>	<ul style="list-style-type: none"> <li>• Landscape materials should be used to soften the appearance of parking areas.</li> <li>• Landscape buffers should be utilized for developments adjacent to residential properties.</li> </ul>	
<p>Signage/Lighting</p>	<ul style="list-style-type: none"> <li>• Internal site lighting and signage should be designed for the pedestrian.</li> </ul>	

## NEIGHBORHOOD COMMERCIAL DEVELOPMENT GUIDELINES

<p>Architectural Elements</p>	<ul style="list-style-type: none"> <li>• For developments adjacent to residential properties, building design and scale should be compatible with the residential uses.</li> <li>• 4-sided architecture should be utilized on all buildings. The front façade should be the focal point in terms of the level of architecture and design, and all sides of the building that are visible should incorporate architectural detailing complementary to the front façade.</li> <li>• Buildings should be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain its appearance over time. This includes, but is not limited to: natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality pre-stressed concrete systems; water-managed Exterior Installation Finish Systems (EIFS); or glass.</li> <li>• Trash enclosures should be completely screened from view with an enclosure clad with compatible materials matched to the primary building.</li> </ul> 
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### 3. GENERAL COMMERCIAL

General Commercial developments are retail and service uses including grocery stores, wholesale clubs, large format general retail, discount department stores, specialty retail, restaurants, hotels, banks, and gas stations. The heavy retail focus of these uses makes them primarily auto-oriented; however, opportunities to tie in pedestrian access between buildings and surrounding residential development are strongly encouraged.

#### GENERAL COMMERCIAL DEVELOPMENT GUIDELINES

<p>Densities/Building Size</p>	<ul style="list-style-type: none"> <li>Buildings should be greater than 15,000 square feet of leasable floor area.</li> </ul>	
<p>Building Orientation/ Placement</p>	<ul style="list-style-type: none"> <li>Buildings should be oriented towards public streets instead of interior parking lots.</li> </ul>	
<p>Parking</p>	<ul style="list-style-type: none"> <li>Parking areas should be oriented to the side or rear of uses to avoid an unappealing aesthetic and allow for a more attractive streetscape.</li> </ul>	
<p>Landscaping</p>	<ul style="list-style-type: none"> <li>Landscape materials should be used to soften the appearance of parking areas.</li> <li>Landscape buffers should be utilized for developments adjacent to residential properties.</li> </ul>	

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

## GENERAL COMMERCIAL DEVELOPMENT GUIDELINES

<p>Signage/Lighting</p>	<ul style="list-style-type: none"> <li>• Monument signage should be mounted on a base of stone, brick, or similar material and should include landscaping elements.</li> <li>• All lighting fixtures should be full cut-off.</li> </ul>	
<p>Architectural Elements</p>	<ul style="list-style-type: none"> <li>• For developments adjacent to residential properties, building design and scale should be compatible with the residential uses.</li> <li>• 4-sided architecture should be utilized on all buildings. The front façade should be the focal point in terms of the level of architecture and design, and all sides of the building that are visible should incorporate architectural detailing complementary to the front façade.</li> <li>• Buildings should be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain its appearance over time. This includes, but is not limited to: natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality pre-stressed concrete systems; water-managed Exterior Installation Finish Systems (EIFS); or glass.</li> </ul>	

## 4. OFFICE

Offices may range in size and scale from residential offices to business parks within the township. Large scale business parks are located within the Office Park Character Area, which describes the development guidelines for those uses. These office development characteristics are appropriate for small to medium size office developments of one building to up to a few smaller buildings.

### OFFICE DEVELOPMENT GUIDELINES

<p>Densities/Building Size</p>	<ul style="list-style-type: none"> <li>• Building size and heights should range dependent on the development.</li> </ul>	
<p>Building Orientation/ Placement</p>	<ul style="list-style-type: none"> <li>• Buildings should be oriented towards public streets instead of interior parking lots.</li> </ul>	
<p>Parking</p>	<ul style="list-style-type: none"> <li>• Parking should be oriented to the side or rear of uses to avoid an unappealing aesthetic and allow for a more attractive streetscape.</li> </ul>	
<p>Landscaping</p>	<ul style="list-style-type: none"> <li>• Landscape materials should be used to soften the appearance of parking areas.</li> <li>• Landscape buffers should be utilized for developments adjacent to residential properties.</li> </ul>	

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

## OFFICE DEVELOPMENT GUIDELINES

<p>Signage/Lighting</p>	<ul style="list-style-type: none"> <li>• Monument signage should be mounted on a base of stone, brick, or similar material and should include landscaping elements.</li> <li>• All lighting fixtures should be full cut-off.</li> </ul>	
<p>Architectural Elements</p>	<ul style="list-style-type: none"> <li>• For developments adjacent to residential properties, building design and scale should be compatible with the residential uses.</li> <li>• 4-sided architecture should be utilized on all buildings. The front façade should be the focal point in terms of the level of architecture and design, and all sides of the building that are visible should incorporate architectural detailing complementary to the front façade.</li> <li>• Buildings should be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain its appearance over time. This includes, but is not limited to: natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality pre-stressed concrete systems; water-managed Exterior Installation Finish Systems (EIFS); or glass.</li> <li>• Trash enclosures should be completely screened from view with an enclosure clad with compatible materials matched to the primary building.</li> </ul>	

## 5. MULTI-FAMILY

Multi-family developments are typically built on large lots and include multiple structures. They may be retained as rental units or as owner-occupied units with no land ownership associated with the unit. Multi-family developments can be appropriate to provide transition from commercial areas to lower density residential developments.

### MULTI-FAMILY DEVELOPMENT GUIDELINES

<p>Densities/Building Size</p>	<ul style="list-style-type: none"> <li>• Developments should range from 8-20 units per acre.</li> </ul>	
<p>Building Orientation/ Placement</p>	<ul style="list-style-type: none"> <li>• Buildings should be oriented towards public streets instead of interior parking lots.</li> <li>• Buildings should be located adjacent to public walkways and pedestrian ways to allow for safe pedestrian travel within the development and to adjacent properties.</li> </ul>	
<p>Parking</p>	<ul style="list-style-type: none"> <li>• Parking should be located to the rear of the multi-family structures and, when feasible, should not be visible from public rights-of-way.</li> </ul>	
<p>Landscaping</p>	<ul style="list-style-type: none"> <li>• Perimeter buffers and/or landscaping should be utilized to screen multi-family developments from adjacent properties.</li> <li>• Public open space and/or gathering areas should be provided with each multi-family development.</li> </ul>	

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

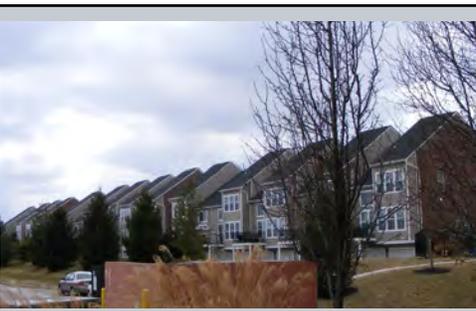
## MULTI-FAMILY DEVELOPMENT GUIDELINES

<p>Signage/Lighting</p>	<ul style="list-style-type: none"> <li>• Development entrance signage should be mounted on a base of stone, brick, or similar material and should include landscaping elements.</li> <li>• Lighting and signage should be designed for the pedestrian.</li> <li>• All lighting fixtures should be full cut-off.</li> </ul>	
<p>Architectural Elements</p>	<ul style="list-style-type: none"> <li>• Building facades should be articulated with smaller scale elements to preserve a relative human scale.</li> <li>• Façade elements such as front porches, stoops, balconies, and bay windows should be utilized.</li> <li>• 4-sided architecture should be utilized on all buildings. Multi-family structures may have entrances on multiple facades, so all sides of the building should incorporate architectural detailing.</li> <li>• Buildings should be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain its appearance over time. This includes, but is not limited to: natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality pre-stressed concrete systems; water-managed Exterior Installation Finish Systems (EIFS); or glass.</li> <li>• Trash enclosures should be completely screened from view with an enclosure clad with compatible materials matched to the primary building.</li> </ul>	  

## 6. MIXED RESIDENTIAL

Mixed Residential may be historic neighborhoods or new developments. They have a walkable street network, typically in a grid-like pattern, and can include a range of housing types from single-family detached to townhomes or row houses. Developments may have houses that are set close to the street with alley access to rear garages. Mixed Residential developments range from large-scale developments to smaller townhome projects with just a few buildings.

### MIXED RESIDENTIAL DEVELOPMENT GUIDELINES

<p>Densities/Building Size</p>	<ul style="list-style-type: none"> <li>• Single-family residences within a mixed residential development should have a density of 2-4 units per acre.</li> <li>• Townhomes, row houses, zero lot line homes, and specialty residential should have a density of 4-8 units per acre.</li> </ul>	
<p>Building Orientation/ Placement</p>	<ul style="list-style-type: none"> <li>• Buildings should be set close to the street and in some cases zero lot lines may be appropriate.</li> <li>• Buildings should be oriented towards public streets.</li> <li>• Detached accessory structures should be located in the rear yard.</li> </ul>	
<p>Parking</p>	<ul style="list-style-type: none"> <li>• Parking should be allowed on public streets within the Mixed Residential Land Use.</li> <li>• In appropriate developments, alleys should be utilized for rear garages and trash collection.</li> </ul>	
<p>Landscaping</p>	<ul style="list-style-type: none"> <li>• Perimeter buffers and/or landscaping should be utilized to screen higher density developments from adjacent properties.</li> <li>• Public open space and/or gathering areas should be provided with each development.</li> </ul>	

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

## MIXED RESIDENTIAL DEVELOPMENT GUIDELINES

<p>Signage/Lighting</p>	<ul style="list-style-type: none"> <li>• Lighting and signage should be designed for the pedestrian.</li> </ul> 
<p>Architectural Elements</p>	<ul style="list-style-type: none"> <li>• Façade elements such as front porches, stoops, balconies, and bay windows should be used.</li> <li>• 4-sided architecture should be utilized on all buildings.</li> <li>• A variety of architectural styles and building setbacks should be used along streets to prevent monotony.</li> <li>• Buildings should be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain its appearance over time. This includes, but is not limited to: natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality pre-stressed concrete systems; water-managed Exterior Installation Finish Systems (EIFS); or glass.</li> </ul> 

## 7. SUBURBAN SINGLE-FAMILY

Suburban Single-Family represents the majority of the existing development in the township. Common characteristics of this land use designation are moderate sized lots with detached single-family homes set on curvilinear streets with limited public spaces. Homes are roughly set in the center of lots with large front and back yards.

### SUBURBAN SINGLE-FAMILY DEVELOPMENT GUIDELINES

<p>Densities/Building Size</p>	<ul style="list-style-type: none"> <li>Single-family residences should have a density of 2-4 units per acre.</li> </ul>	
<p>Building Orientation/ Placement</p>	<ul style="list-style-type: none"> <li>Building setbacks should vary to avoid monotony.</li> <li>Detached accessory structures should be located in the rear yard.</li> </ul>	
<p>Parking</p>	<ul style="list-style-type: none"> <li>Side garages or recessed front garages should be used. Garages should not project beyond the front façade. Architectural features and colors should be utilized to minimize the appearance of the garage.</li> </ul>	
<p>Landscaping</p>	<ul style="list-style-type: none"> <li>Trees should be planted in the front, side, and rear yards.</li> <li>Natural features, mature vegetation, and existing grades should be retained.</li> </ul>	

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

## SUBURBAN SINGLE-FAMILY DEVELOPMENT GUIDELINES

<p>Signage/Lighting</p>	<ul style="list-style-type: none"> <li>• Lighting and signage should be designed for the pedestrian.</li> </ul>	
<p>Architectural Elements</p>	<ul style="list-style-type: none"> <li>• Façade elements such as front porches, stoops, balconies, and bay windows should be used.</li> <li>• A variety of architectural styles and building setbacks should be utilized along streets to prevent monotony.</li> <li>• Buildings should be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain its appearance over time. This includes, but is not limited to: natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality pre-stressed concrete systems; water-managed Exterior Installation Finish Systems (EIFS); or glass.</li> </ul>	

## 8. RURAL SINGLE-FAMILY

Rural Single-Family uses are very low-density residential developments that possess a rural agricultural character. The rural character of these areas should be protected, to an extent, while allowing for reasonable residential use of the land. Rural single-family developments should allow for mini-farms, equestrian operations, and historic farmsteads in addition to single-family homes.

### RURAL SINGLE-FAMILY DEVELOPMENT GUIDELINES

<p>Densities/Building Size</p>	<ul style="list-style-type: none"> <li>Rural single-family residences should have a density of approximately 1 home per 5 acres.</li> </ul>	
<p>Building Orientation/ Placement</p>	<ul style="list-style-type: none"> <li>Building placement in the rural residential district should respect the existing vegetation and natural features.</li> <li>Agricultural and other out-buildings associated with a primary residence should be placed where its use is appropriate on the site.</li> <li>All buildings should respect existing viewsheds.</li> </ul>	
<p>Parking</p>	<ul style="list-style-type: none"> <li>Service and parking areas should be screened from view when possible.</li> </ul>	
<p>Landscaping</p>	<ul style="list-style-type: none"> <li>Natural features, mature vegetation, and existing grades should be retained.</li> </ul>	

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

## RURAL SINGLE-FAMILY DEVELOPMENT GUIDELINES

<p>Signage/Lighting</p>	<ul style="list-style-type: none"> <li>• Adequate lighting should be provided to allow safe access to developments.</li> <li>• Signage for commercial uses should be minimal and in character with the development.</li> </ul>	
<p>Architectural Elements</p>	<ul style="list-style-type: none"> <li>• Building architecture should respect the scale and character of the district.</li> <li>• Façade elements such as front porches, stoops, balconies, and bay windows should be used.</li> <li>• Buildings should be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain its appearance over time. This includes, but is not limited to: natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality pre-stressed concrete systems; water-managed Exterior Installation Finish Systems (EIFS); or glass.</li> </ul>	

## 9. RECREATION & OPEN SPACE

The park and recreation amenities within the township are one of the major attractions for both residents and visitors. The township has 14 public parks covering hundreds of acres, along with less-refined natural areas and private recreation options. These parks include athletic fields, walking paths, tennis and basketball courts, and playgrounds along with year-round programming including camps, movies in the park, and educational programs. The Recreation & Open Space land use represents the entire spectrum of private, semi-private, and public recreation facilities such as recreation centers, sports clubs, ball fields, parks, and passive open space including stream corridors, forested land, meadows, fields, or similar protected lands. These uses should be encouraged and are an appropriate land use within every character area. Proposed developments should reflect the character of the district that it is being developed in. For example, a high-traffic sports facility would not be appropriate in the Low-Density Rural Residential Character Area, but a large-acreage public park could be appropriate.



# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

## 10. CIVIC/INSTITUTIONAL

The Civic/Institutional Land Use represents publicly owned or operated uses including, but not limited to, government facilities, government offices, cemeteries, utilities, schools, and churches. Civic/Institutional uses are either an appropriate land use or a conditional land use within the entire township, therefore one set of development characteristics is not appropriate. Developments should reflect the character of the district it is being developed in. For example, if a government office is being developed within the Montgomery Road Corridor Character Area, adjacent to an Office Land Use, the government office should follow as many of the Montgomery Road Corridor general development guidelines and the office land use development characteristics as are appropriate.



# Chapter 5: Land Management Plan

## Overview

The Land Management Plan includes recommendations for the various physical and geographic components of the Deerfield Township Comprehensive Plan that are apart from the Land Use component described in Chapter 4. The Land Management Plan works in concert with the Community Agenda, the Community Character and Land Use Chapter, and the Implementation Chapter to describe through language and maps the vision for Deerfield for the next 20 years. The elements of the Land Management Plan include:

- A. Recreational Trails and Paths
- B. Identity
- C. Parks and Open Space
- D. Redevelopment
- E. Housing Quality and Diversity
- F. Transportation

Each of the elements includes categories or descriptions, recommendations, and a map showing the preferred location for proposed amenities and land uses or areas for particular focus.

## Recreational Trails and Paths

Recreational trails and paths are an important community amenity, providing walking, biking, and other recreational opportunities for residents. They can also provide transportation alternatives which could help reduce traffic congestion and roadway maintenance costs.

A strong network of recreational trails and paths is also influential in creating a positive community identity and promoting better public health. In 2008 the township started a collaboration with the nonprofit Deerfield Trails, an organization formed to promote pathways in Deerfield.

Deerfield Township has a fledgling initiative to create a township-wide system of paths and trails. Prior to the 2008 Comprehensive Plan, the township approved a



*Trail in Schappacher Park*

## DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

resident driven pathway plan to pilot efforts to develop a network of recreational trails. In addition, conceptual plans to connect the Little Miami River trail to the Great Miami River forming a “Miami to Miami” trail link have been incorporated into this plan.

The township faces two major challenges in providing an interconnected pedestrian and bike network. The first is the fact that much of the township is already developed. The township will have to work toward a long-term goal by retrofitting facilities into existing developed areas, and achieving incremental success through path dedication in new developments. The second is that Warren County, not the township, is the regulating authority for requiring sidewalks through the subdivision regulations. While the township can acquire land, and require sidewalks and paths as amenities in planned developments, the township can at this time only request that Warren County require the inclusion of pedestrian facilities with subdivision approvals.

The Master Plan of Paths Map illustrates the approximate location of needed connections between neighborhoods and key destinations within the community and to adjacent systems in surrounding jurisdictions including the City of Mason, Liberty Township, and West Chester Township. The map features existing paths and those proposed to further the effort to create a “system” of interconnected trails and paths which will enhance mobility and access throughout the township.

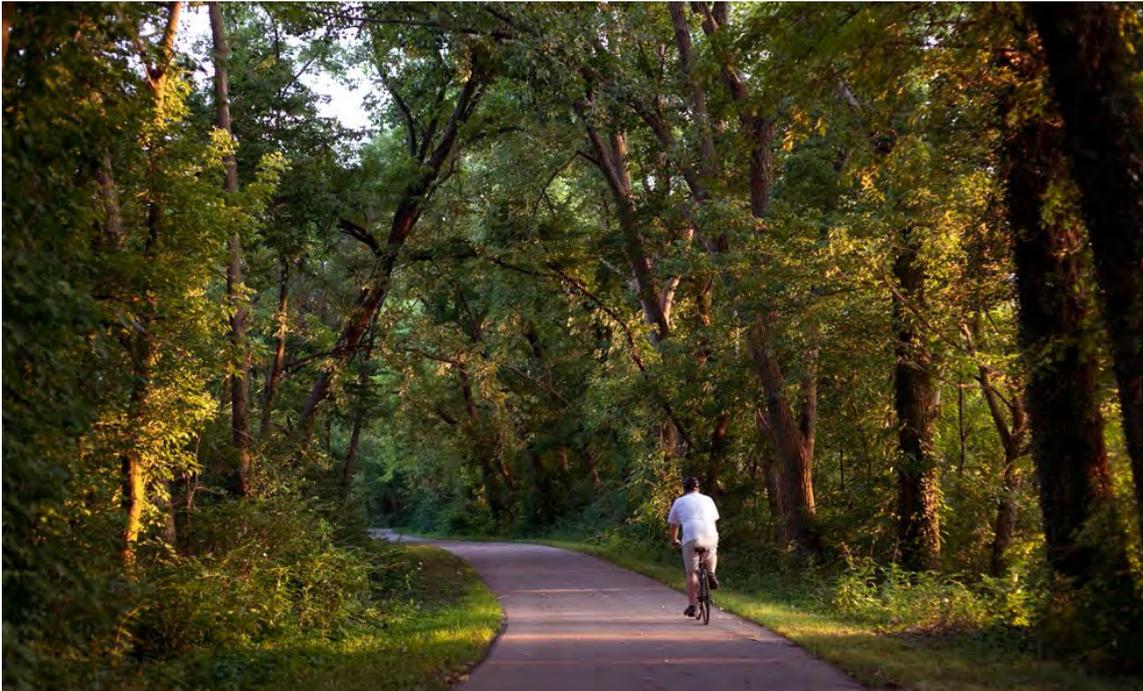
### STRATEGIES

To provide an interconnected network of sidewalks and trails that allow travel by pedestrian and bicyclists throughout the community with particular focus on the Miami to Miami Trail connections, Deerfield will incorporate the following strategies when considering new development and redevelopment projects.

- The Deerfield Township pedestrian and trail system is intended to be a network of paths both within and outside of existing rights-of-way, designed to accommodate both pedestrians and bicyclists.
- The system should strategically connect neighborhoods to key destinations, including stores, schools, and parks.
- The township should focus its resources, when available and determined to be appropriate, on easement acquisition and construction of paths/sidewalks along existing county roads where linkages are otherwise unavailable, and to provide links between existing facilities in neighborhoods and commercial areas.
- The township will not ordinarily fund sidewalks and paths within new subdivisions or developments, but will use incentives and standards available through township zoning and county subdivision regulations to encourage the provision of paths/sidewalks by developers within both residential and commercial developments.
- Easements should be acquired through public funds and/or donations if available.
- The following guidelines should apply to the design and management of the paths and trails:
  - When pedestrian/bike paths are provided along existing rights-of-way or as a shared facility,

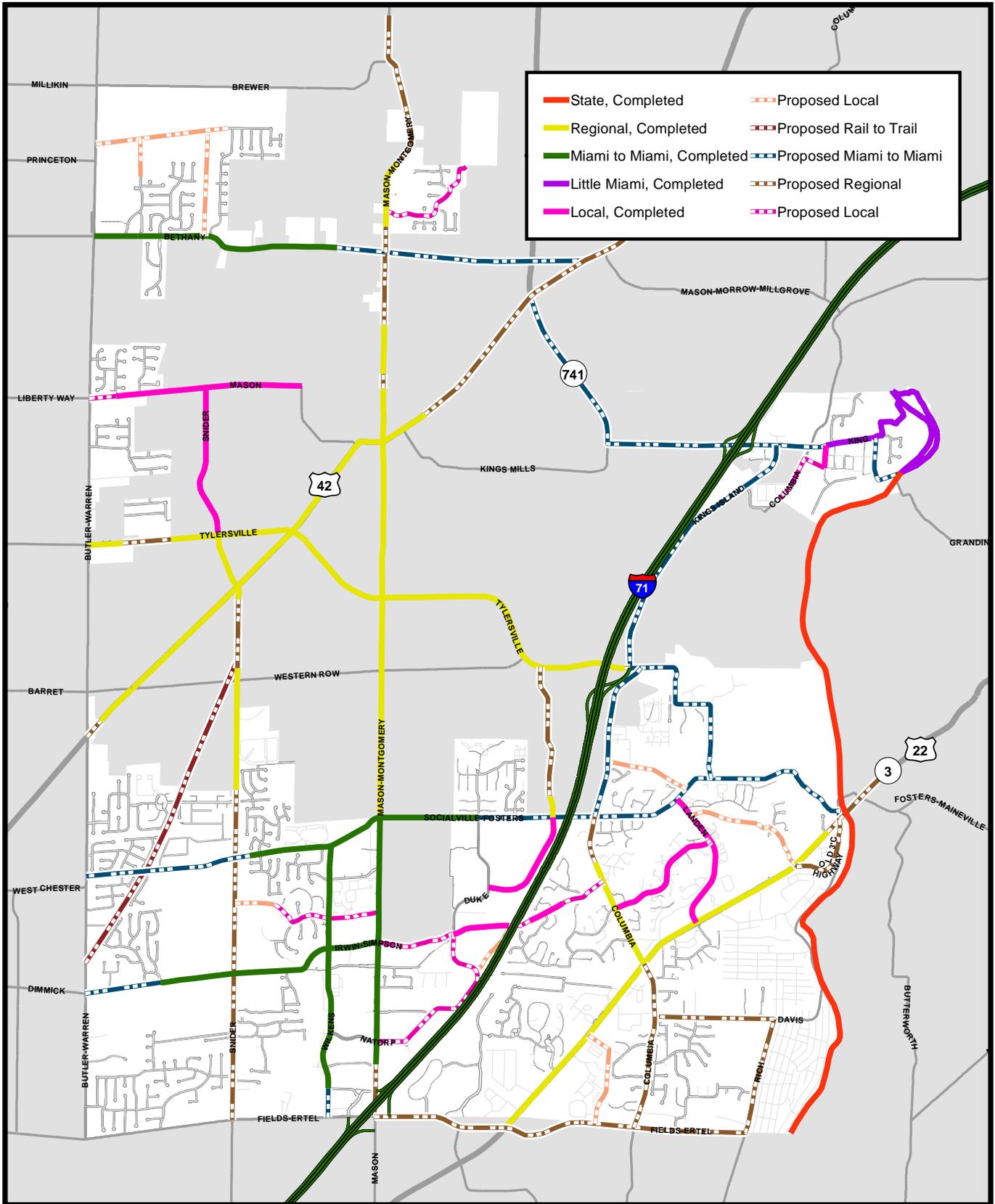
appropriate signage and pavement markings should be provided to indicate inclusion in the trail network and to provide safety for users.

- Paths should be constructed of cost-efficient material appropriate to the site, including wood chips or gravel with appropriate retention methods, asphalt, and concrete.
- Paths should be constructed in conformance with ADA accessibility requirements.
- When a path is constructed on land with a public access easement, or if the township accepts the dedication of an existing path, typically it will assume responsibility for maintenance as well.
- Paths that extend or link existing paths at destination locations carry a higher priority.
- Path easements and construction should be coordinated with the projects of adjacent jurisdictions to improve the continuity of the system in the area.
- In situations where a developer provides funds to construct sidewalks or paths off-site from the proposed development, the paths should be constructed and maintained by the township if they link to an existing or proposed path on the Master Plan of Paths Map.



*Little Miami Scenic Trail*

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN



## Identity

The 2008 Comprehensive Plan established a Township Identity Map that illustrated landmark recommendations and important township gateways along with recommendations for landmarks, business centers, neighborhoods, and new growth areas. During the update of this plan, those recommendations have been removed from this section of the plan and have been incorporated into the design and development guidelines set forth in the Character Area and Land Use Chapter.

The township's identity is still an important element and should continuously be analyzed at a holistic level. Projects located at key intersections and gateways and along major corridors should reflect the desired style, quality, and character of the township. The township has struggled in the past to create a cohesive identity, due to being divided into quadrants by the highway and further divided by the City of Mason annexations. What is evident, though, is that the identity of the township goes beyond signs indicating that one has entered or exited the jurisdiction; it is about the quality of life enjoyed by residents, amenities available, and the unique local historic and natural resources that help define the identity and character of the various neighborhoods of the township.



*Left: Deerfield Township Sign, Right: Deerfield Towne Center Sign*

## Parks and Open Space

Parks are generally described as land owned by a public entity that provides recreational opportunities in either a passive or active manner. Parks in Deerfield Township differ from open space in terms of the types of amenities they provide. In general, parks provide amenities such as water fountains, restrooms, athletic courts, playgrounds, regulation sports fields, hiking/biking paths, archery, public art, and more. Open space, on the other hand, is a less refined area of natural landscape and tree growth preserved publicly or privately to maintain areas of natural beauty and "semi-rural" character. Both parks and open space are amenities that contribute to the quality of life in Deerfield Township, and the township currently owns parks and land that would be classified as open space. This element includes recommendations for both parks and open space.

### PARKS

The township currently has approximately 404 acres of park land owned by the township, the Kings School District, the State of Ohio, or Warren County. With a population of over 37,000 people in 2013,

## DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

the ratio of park land to population is about 10.7 acres per 1,000 persons. This ratio is consistent with a widely accepted ratio established in the 1970s by the National Recreation and Park Association for park land in a community. Population projections for the township estimate that the community will reach build-out somewhere around 49,000 people provided there are no further annexations. At that population the township would need approximately 490 acres of park land to maintain a level of service roughly equal to today's standards. The table below shows the existing inventory of parks. These locations are also illustrated on the Park Plan Map.

Using the 10 acres/1,000 population ratio typically allows for adequate land to accommodate the demand for athletic facilities. As the demand for various facilities may change in the future the township should seek to have park land that could accommodate a range of athletic facilities. The township's parks currently have seven baseball fields and nine soccer fields with four informal Lacrosse fields on the Kingswood property. The master plan for Carter Park includes additional ball fields.

The Park Plan Map shows the location of existing park facilities and potential future locations for additional park space. The map is followed by a series of recommendations the township can use in evaluating the appropriateness of new land for parks and open space.

DEERFIELD TOWNSHIP EXISTING PARKS	
Park Name	Acres
Kings Mills Baseball Park (Kings School District)	3.7
20 Mile Stand Park	4.4
Minard Memorial Park (Warren County)	6.0
Carriage Gate Park	7.4
Schappacher Park	10.1
Little Miami State Park (State of Ohio)	12.7
Cottell Park	47.5
Fleckenstein Park	50.3
Roberts Park (under construction)	80.0
Carter Park	91.1
Landen Deerfield Park (Warren County)	91.3
<b>Total Existing Acres</b>	<b>404.5</b>

In addition to the general need for land for parks, the township recognizes the need to provide a variety of facilities to the public. Based on trends for park use in the township, the following are the most in demand facilities:

- Baseball fields
- Soccer fields
- Flexible areas for a variety of organized sports

## STRATEGIES

The objectives of this plan establish a benchmark of 10 acres of park land for every 1,000 persons. The estimated population build-out of the township and this level of service standard would generate a demand for 490 acres of park land at build-out. The estimated new acreage needed is approximately 86 acres to maintain 10 acres of park at the estimated build-out of 49,000 persons. Based on historic growth trends build-out could occur in the next eight to 20 years.

Although the township could feasibly accommodate a portion of the demand for future parks in the current township landholdings (Kingswood Site-110 acres), circumstances described below suggest additional or different land may be necessary. Additional land may become available for inclusion in the park system and the township will need to have criteria in place to determine if the land is appropriate for inclusion in the park system.

The Kingswood Site mentioned above has some potential for parks; however, the value and visibility of the land requires that the township act in a fiscally responsible manner and seek the best use for this site. The plan recommends a portion of this site be dedicated to park or recreational uses. Yet, it is likely that the projected demand for parks cannot be completely met through this site.

The following strategies will be used by the township when evaluating land for purchase or donation as parks.

### **Park Land Acquisition Criteria**

The township will face two circumstances in the designation of parks: acceptance of donated land, and acquisition of land for parks. The following criteria will be considered for acceptance of donated park land:

- No land shall be accepted which does not meet the park land requirements set forth by the township.
- No land deemed by the Ohio EPA to be contaminated or a brownfield site shall be accepted.
- No special arrangement or specific use requirements may be set forth by those donating land as pertains to design, facilities, or amenities, except by requirement of law.
- Land shall have frontage or access from an existing or proposed public right-of-way or be contiguous to and accessible from existing park land.
- Land shall be a minimum of 0.5 acre in a contiguous configuration or contiguous to and accessible from existing park land.
- Land shall be of adequate topography and type to accommodate some type of recreational uses, including but not limited to athletic fields, flexible turf fields for multiple uses, or walking, hiking or cycling paths and adequate land to accommodate parking areas.
- Land which defines the boundaries of the township that may not otherwise conform to these criteria may be considered for acquisition as open space.
- Land which is adjacent to an existing park, or provides connections in accordance with the Master Plan of Paths between parks and neighborhoods, may be considered even if it does not meet the other criteria listed above.

## DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

- If the provided open space in a newly proposed development meets the criteria above, the township may consider accepting the open space as public park and accept maintenance or development of the park as a community amenity while still allowing it to count toward any open space requirements for the development. This will encourage developments with useful open spaces and increase public amenities to meet the demand from the new population.

The criteria for the purchase of park land varies from those stated above. It includes additional considerations as the township uses park levy or general tax funds to purchase park property. The purchase of land for the purpose of establishing a new park should be based upon assessment of the acreage to persons ratio of 10:1,000 and increasing the number of athletic facilities, with the critical threshold established at 8.5:1,000 (at this point it is critical for the township to actively pursue new park development). A primary challenge is providing parks before the land is developed for other uses, or is in such high demand that land values exceed feasible resources for acquisition. Therefore, the township needs to be opportunistic in the acquisition of additional parks. If the desired ratio is maintained through donated land and land the township currently owns, the township may not need to pursue additional areas for parks. If the township finds the need to increase land within the park system through purchase, the following criteria should be used to evaluate the appropriateness of land:

- Newly established park land should be a minimum of five contiguous acres to allow for the addition of athletic fields or lawns to support a variety of recreational amenities. However, the preferred size should be no less than 10 acres as this will balance the ratio with the addition of 1,000 persons to the population and provide adequate land area to increase the number of ball fields, soccer fields, and other facilities.
- The location of new parks should be dependent upon the location of existing parks. No park shall be established within one-quarter mile of any existing park with similar size and amenities unless the new land will expand an existing facility.
- New park sites should have accessibility by auto and by trail or path network with a preference toward inclusion of new parks on existing or proposed trail networks.
- Priority should be placed on increasing the number of athletic fields in the southeastern and Kings Mill area.

Given the limited sources of revenue, the availability of funds is always a concern especially for a township. New park land should be of moderate priority as the need is marginal, given the existing inventory, potential build-out, and access to high-quality parks in the immediate vicinity.



*Statue in Cottel Park*



## OPEN SPACE

In addition to the park system maintained by the township, the township owns several properties which are designated as open spaces. The primary function of these landholdings is the preservation of open space and woodlands as a community amenity. Most of these areas have limited accessibility and have restricted development potential. Examples include the Foster's Crossing properties located along the Little Miami River north of US-22, the Loveland Park green space, and the land located behind the salt barn on US-22 just south of Columbia Road. These areas provide an amenity which influences the quality of life for residents; therefore, the township has maintained them as publicly owned land. This plan recommends a network of green or open spaces that should be provided by a combined public/private effort. The Green Network Map illustrates the distribution of existing parks and public and private open spaces. The map also shows locations where open space preservation is of high importance on the Community Agenda. The key function of the preservation of open spaces is in the quality of life enhanced by the semi-rural appearance maintained with an adequate open space system and the natural processes such as stormwater absorption improved by naturalized open areas. The following recommendations provide guidance on important features of open space and the criteria on which the township will purchase or accept new open spaces.

## STRATEGIES

The Green Network Map shows parks and public and private open spaces and locations where future protection of open spaces has been identified as important. The numbered locations include privately owned land that is located within one of the residential character areas (Neighborhoods, Low-Density Rural Neighborhood, or Medium-Density Rural Neighborhood) and may be developed residentially at some point in the future. The following lists the priority for open space preservation in each of the seven areas.

1. Open space in this location should be focused on stream corridors and the frontage along Butler-Warren Road and Brewer Road to preserve the appearance of open space from the roadways. Walking trails and connections to the Roberts' property and adjacent neighborhoods are also important.
2. As in Area 1, the stream corridor and general semi-rural character are the important open spaces to be protected in this area.
3. This area contains steep slopes, wooded areas, North American Indian mounds, and general semi-rural character visible from the roads and along the Little Miami River. Open space preservation in this area should focus on locations where these features are present.
4. Currently part of commercial plant nursery operations, this site has several water features that are potential candidates for open space if redeveloped.
5. Stream corridors and the frontage along Irwin-Simpson Road should be maintained as open space with a combination of formal open spaces and naturalized areas.
6. The Polk Run Creek corridor and the existing trees along Fields-Ertel Road are the features of most importance for open space in this location.
7. A currently fallow meadow, the open rural qualities of this location should be considered with provision of open spaces located at the corner of Rich and Davis Roads and along the frontage of the site.

Deerfield will consider the following strategies to ensure open space is protected and provided through the private development process.

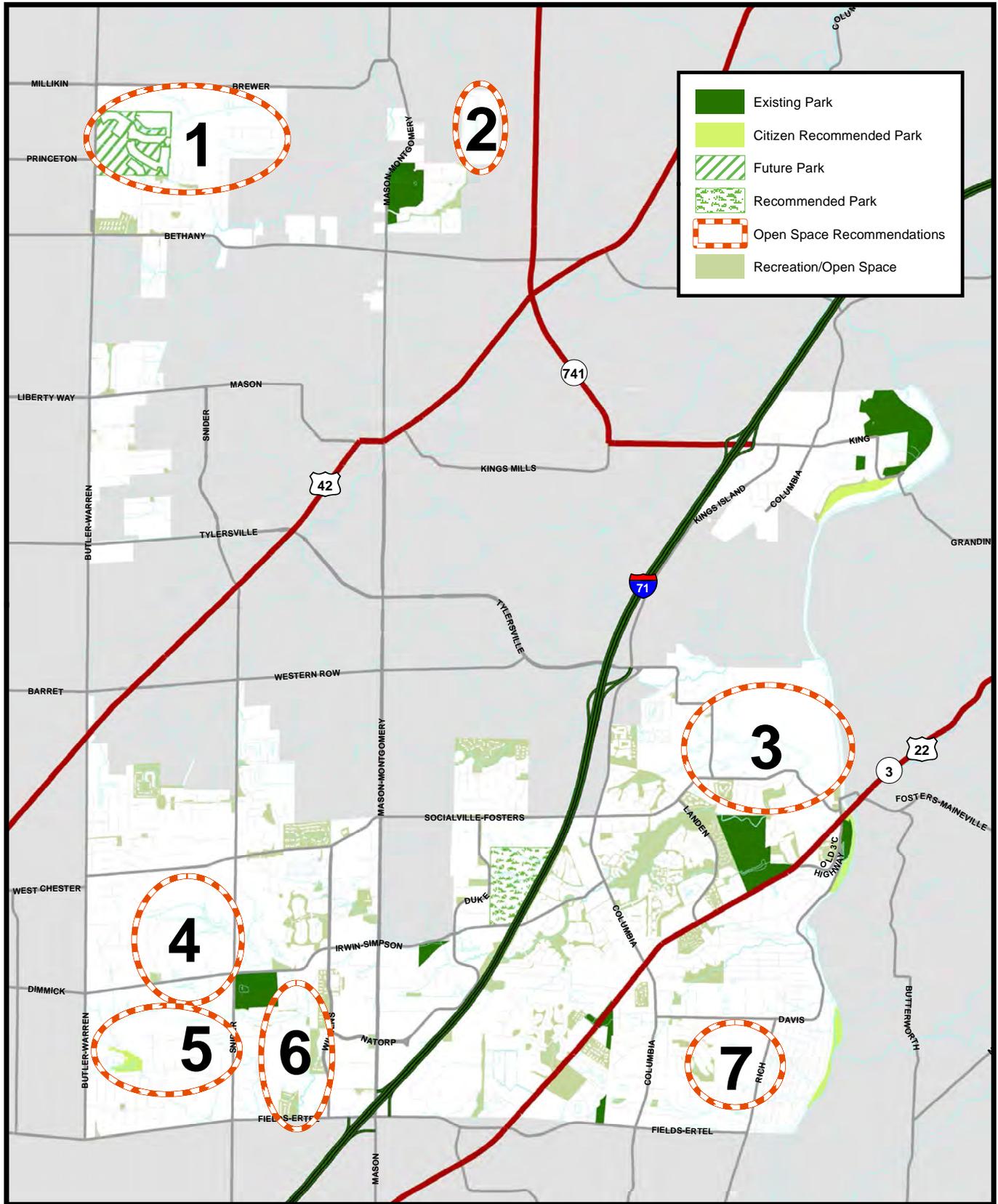
- Land use and zoning regulations that allow for flexible lot sizes to be offset by the provision of permanently protected open spaces.
- Encourage the use of Warren County subdivision regulations that allow for conservation or cluster subdivisions which protect open spaces and natural resources.
- Discourage the creation of slivers of land deemed open space that have no access easements and will be difficult or impossible to maintain.
- Require adequate restrictions for ongoing maintenance and management of private open spaces by Home Owners Associations (HOAs) with provisions for enforcement should the HOA fail to uphold their responsibilities.
- Streams and river corridors may be protected by implementing a riparian corridor preservation plan.

Although the township should be the steward for quality of life, the provision of open space had a moderate priority in the Community Agenda. Deerfield will use the following criteria to consider the feasibility of purchasing or accepting land to permanently protect open space.

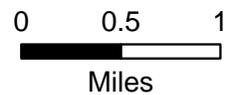
- Track township owned open spaces through the township's Geographic Information System (GIS) to maintain a current inventory of the green space network.
- Pursue the acquisition of open spaces or easements in open spaces where path connections can be made per the Master Plan of Paths.
- Only acquire open spaces that meet a minimum of two of the following criteria:
  - Contain a minimum contiguous area of 0.5 acre, unless contiguous to existing township owned land.
  - Provide a link or connection between two other existing or proposed open or green spaces.
  - Accessible from public right-of-way or other township owned land.
  - Contain a feature of historical, environmental, or cultural importance that can be protected in no other way.
- Consider township acceptance of any open spaces that meet the criteria for parks listed above.

As with park acquisition, open space acquisition should be of moderate priority with open space acquisition opportunities evaluated on a case-by-case basis. However, when open space and path connections can be accomplished through the same acquisitions, the priority will be higher because of the importance of the pedestrian and trail network.

# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN



## Green Network



## Housing Quality and Diversity

One of the core and historic purposes of land use planning and regulation is to promote stable land values, particularly for residential areas. One of Deerfield's goals identified in the 2008 Comprehensive Plan was the promotion of varied housing choices that meet the needs of its population. In this update to the plan, additional emphasis to this goal has been added by the observation that a portion of Deerfield's population, those over 45, has doubled in the last decade. In combination with other demographic trends, this deems to indicate Deerfield's "baby boomers" are aging in place. For planning purposes, this raises the question as to whether that population group will have adequate housing opportunities as they are ready to move out of their single-family homes. Specifically, are there additional steps that Deerfield should take to promote alternative housing choices for the aging segment of its population? Are there other segments of the population that should be planned for?

Another important issue regarding housing is the need to maintain older residential areas and promote maintenance and upkeep over demolition or dramatic modifications. Extensive remodeling or improvements in older neighborhoods often creates homes out of scale and context with their neighbors and drive prices of formerly modest housing out of the reach of young families. This is an issue that Deerfield will monitor to ensure that it doesn't become a problem for the township in the future.

### STRATEGIES

In evaluating and encouraging residential projects, Deerfield will:

1. Seek and encourage a variety of housing types and styles to support the entire life cycle of residents.
2. Consider development of residential properties suitable for an aging population considering "age in place" type developments along with assisted living communities and retirement communities, particularly in locations within walking distance (1/4 mile) to major service and retail centers, and provide pedestrian links between these areas.
3. Investigate options for property maintenance standards, and evaluate if there is a need for overlay regulations in some neighborhoods to maintain the character if threatened by out of scale development.
4. Encourage sustainable residential development of quality-materials which will have long-term durability, thereby reducing maintenance, or construction of LEED certified structures and use of sustainable materials.



Left: Emeritus at Long Cove Point Senior Living Community  
Right: Steeplechase Apartments

## Transportation

Traffic congestion, ease of movement and commuting to and from Deerfield Township are all very high level concerns of the residents. Traffic congestion can have a negative impact on the quality of life within the township. While there is little the township can do alone, collaboration with local, regional and state partners can help to mitigate congestion within the township and the region. A recent effort put forth in the region to alleviate the high levels of congestion and clogging is the Southwest Warren County Transportation Study, conducted in cooperation with the OKI Regional Council of Governments and adopted in 2005. This study analyzed and made recommendations for the area, some of which have been accomplished or are underway. Despite the accomplishments to date, current and future transportation impacts are still a concern for many.

In terms of the area's transportation network, the township relies on the Warren County Official Thoroughfare Plan as the regulating plan for new roads and roadway improvements. The thoroughfare plan is the long-term vision for the county's road network and is designed to provide guidance on the county's existing and future transportation needs. The current thoroughfare plan was last updated in 2011. The county is currently working on another update to the plan which is anticipated to be adopted in 2015.

Since the 2008 Comprehensive Plan, multiple transportation projects have been completed within the township and more projects are currently underway or are planned for future completion. Additional projects may be listed in the Warren County Official Thoroughfare Plan and information on all of these projects is available from Warren County.

### **Completed Projects Since 2008 Comprehensive Plan:**

- Widening of Butler-Warren Road from two lanes to five lanes between Tylersville Road and Bethany Roads
- Widening and re-alignment of Irwin-Simpson Road
- Widening of Bethany Road between Butler-Warren and Mason-Montgomery Roads
- Widening of US-22/OH-3 (Montgomery Road).
- I-71/Fields-Ertel Interchange
  - New lane constructed on northbound Mason-Montgomery Road
  - 22 traffic signal improvements along Fields-Ertel Road and Mason-Montgomery Road
  - Gore Extension and lane expansion on I-71
  - Additional right turn lane onto Mason-Montgomery Road from southbound I-71

### **Current/Potential Future Projects:**

- I-71/Fields-Ertel Interchange
  - Northbound I-71 exit/loop ramp project

- Fields-Ertel and Columbia Road intersection improvements (proposed roundabout)
- I-71 and Western Row Road interchange improvements
- Roadway improvements to Wilkens Boulevard from Socialville-Fosters Road to Mason Corporation

## STRATEGIES

In addition to pursuing the completion of the above projects, Deerfield will remain actively engaged in dialogue with adjacent and overlapping jurisdictions regarding transportation improvements in the region. The goal is to prioritize Deerfield Township projects and secure additional funding to support efforts to improve travel within, to, and from the township.

## COST EFFECTIVE MASS TRANSIT AND ALTERNATIVE MODES OF TRAVEL

The township recognizes the importance of encouraging cost effective mass transportation and alternative modes of transportation such as bike and pedestrian access to reduce the dependency on automobiles. The proportion of mixed-use development in this plan establishes a direction for the township that is conducive to walking, biking, and mass transportation options. Deerfield remains committed to supporting cost-effective and practical mass transit to areas with population density and employment areas, as well as supporting park and ride facilities in key locations in the township.



*I-71/Fields-Ertel Interchange Construction*

# Chapter 6: Accomplishments and Implementation

This Chapter contains the recommended actions and descriptions of how the township intends to implement the Community Agenda, the Community Character and Land Use Chapter, and the Land Management Plan and the prioritization of the actions for allocation of township resources in the Implementation Work Plan. This section also reflects on the accomplishments of the township since the adoption of the 2008 Comprehensive Plan. It is important to acknowledge these accomplishments and build upon what has been done to aid in the prioritization of what should be done in the years to come.

## Accomplishments

The following list highlights just some of Deerfield's many accomplishments since the approval of the 2008 Comprehensive Plan. Many of the recommendations and objectives of that plan continue to be ongoing priorities. Those items are not listed here, but have been carried over into the recommendations and objectives of this plan to ensure their continued attention and prioritization.

- The township adopted, in August 2011, an update to the Zoning Resolution that clearly and effectively conveys the desired development pattern and quality, allows for redevelopment that respects the existing neighborhoods in the township, and responds to the availability of adequate public facilities.
- The Zoning Resolution was reviewed to evaluate its conformance with the recommendations of the 2008 Comprehensive Plan.
- The recommendations of the 2008 Comprehensive Plan have been used effectively to manage intensity of development.
- As part of the Zoning Resolution update, provisions related to the promotion of sustainable development and building practices and alternative forms of energy production were included.
- Planned Unit Development (PUD) standards now include requirements for sidewalks, paths, and trails.
- Additional pathways have been constructed to expand the network of trails and paths.
- The Deerfield Township logo has been included on many commercial signs to help promote the township's identity.
- The township has taken action to prevent misuse of land along the Little Miami River corridor to protect the area.
- A new 10-year levy was approved by the residents to promote and maintain the township's system of parks and landmarks.
- Key locations with redevelopment potential were rezoned Business Redevelopment and Residential Transitional.

- Zoning regulations were analyzed to determine if there are obstacles to promoting redevelopment.
- Data collection of the Loveland Park neighborhood was completed to address issues associated with non-conforming lot configurations and perceived redevelopment pressures.
- A senior housing project was approved in order to promote housing types that are attractive to older adults.
- Multiple transportation projects have been completed in association with the I-71/Fields-Ertel interchange along with multiple road widening projects.
- Montgomery Road widening was completed.

## **Implementation Actions**

The implementation actions are detailed below under the following headings:

- Regulations and Service Provision
- Coordination Efforts
- System of Trails and Paths

### **REGULATIONS AND SERVICE PROVISION**

#### **Update of Zoning Resolution**

The Zoning Resolution is the primary tool the township has to implement this plan and it provides the regulatory standards for development. Updating the Zoning Resolution is a legislative action of the Board of Trustees to amend the regulatory standards for development. The township will conduct a comprehensive review and update of the Zoning Resolution to incorporate standards as needed to implement the recommendations of this plan and promote sustainable developments.

That review will include a process to assess which elements of the Zoning Resolution can be updated, and where new districts or standards are necessary to implement the vision of this plan, specifically with the guidelines for development set forth in the Community Character and Land Use Chapter. As the key tool to determining the quality and character of growth, the update of the Zoning Resolution will have a high-priority.

#### **Sustainability**

In addition to creating standards to improve the aesthetics of development, the township should address elements within the Zoning Resolution which may hinder sustainable development practices. Additionally, land use regulations can be amended to address more sustainable land development, encourage LEED Certified Neighborhood Development, promote walkability, and allow for local food production and sales.

#### **Service Provision**

Simple monitoring of the availability or constraints to provision of water and sewer services is a key

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component to growth management. Although this plan recognizes that Deerfield Township is not the provider of these services, knowledge of the limits of the system can inform rezoning decisions. Ever-changing conditions in nearby jurisdictions can have impacts on the availability of sewer and water to service undeveloped areas in Deerfield Township. The township should make an ongoing effort to stay apprised of the circumstances regarding sewer and water capacity within the Warren County system, and use this information to make decisions in rezoning cases.

### COORDINATION EFFORTS

Coordination is an ongoing administrative effort that could result in regulatory actions or agreements at various points. This plan recognizes that agencies outside of the township regulate many elements of the infrastructure including sewers, water, transportation, and stormwater. In fact, the township is restricted in its participation in the subdivision review (not zoning) process, which is under the purview of the Warren County Regional Planning Commission. With so many agencies working in Deerfield Township, the township has the ability to serve as a coordinator and to identify ways to make improvements in the community that will be more efficient and benefit the entire region. One of the simplest strategies for implementing many of the recommendations is to communicate with the appropriate agencies, inside and outside of the township, and inform them of township policy and the needs of the community. Secondly, an open exchange of information between agencies and tracking the status of essential services using GIS will help inform decisions.

#### **Warren County Adoption of Deerfield Township Comprehensive Plan**

The 2008 Comprehensive Plan was adopted by Warren County. Deerfield will seek the County's endorsement of this update as well. Inclusion of the Deerfield Township Comprehensive Plan as official planning policy at the Warren County level recognizes the recommendations of this plan for the township's jurisdiction, thereby improving the chances of implementation support at the Warren County level through sewer and water capacity information and provision, subdivision review, sidewalk requirements, park provision, and transportation improvements.

#### **Coordinated Park and Recreation Facilities**

Deerfield continues to encourage relationships with school districts, churches, Warren County and other jurisdictions in the provision of high quality recreation and athletic facilities shared by the local populations.

#### **Coordination of Development Standards at Jurisdictional Borders**

The township should also share strategies, and development standards to address redevelopment and growth at the perimeter of the community in locations such as the Fields-Ertel Corridor where coordination with Symmes Township and Hamilton County will be beneficial.

### SYSTEM OF TRAILS AND PATHS

The identification, acquisition, and construction of trails and paths that link neighborhoods to recreation, public, and commercial uses remains a high priority for every development and redevelopment project evaluated by the township. The priority for resource use is on connecting existing links in the system.

## Implementation Work Plan

The Implementation Work Plan shows the priority and timing for the above implementation actions.

<b>SHORT TERM</b> (0-2 YEARS)	<b>LONG TERM</b> (3-5 YEARS)	<b>ONGOING TASKS</b>
<b>Regulations and Service Provisions</b>		
<div data-bbox="204 625 594 779" style="background-color: #c0392b; color: white; padding: 5px;"> <b>Update of Zoning Resolution</b>                      Review and update to ensure compatibility with the recommendations of this plan                 </div>		
<div data-bbox="204 814 594 1014" style="background-color: #c0392b; color: white; padding: 5px;"> <b>Economic Development</b>                      Take reasonable steps to promote development and redevelopment in line with this plan                 </div>		
<b>Service Provisions</b> Continued monitoring of the availability of sewer and water services		
<b>Coordination Efforts</b>		
<div data-bbox="204 1247 594 1402" style="background-color: #c0392b; color: white; padding: 5px;"> <b>Warren County Adoption</b>                      This update will be brought to the county for adoption                 </div>		
<b>Coordinated Park and Recreation Facilities</b> Ongoing cooperation with adjacent jurisdictions and entities to share parks and recreation facilities with the local populations		
<b>Coordination of Development Standards at Jurisdictional Borders</b> Share and coordinate redevelopment and growth standards with adjacent jurisdictions along key borders		
<b>System of Trails and Paths</b>		
Continue to support the identification, acquisition, and construction of trails and paths		

