

Xenia Township Comprehensive Plan

Character Zones on One Sheet

The Xenia Township Comprehensive Plan (XTCP) uses Character Zones as a planning tool. Character Zones are general descriptions of the types of land use that is planned for an area. They are intended to help the reader visualize the types of activities that are planned to occur in the zone. They are not as specific as Zoning Districts which are the township's legislative text to regulate land use. Should this plan be adopted, the Zoning Resolution will be updated as needed to support the implementation of this plan.

This plan uses the twelve character zones described below.

Character Zones	
Natural and Open Space	Agriculture
Low Density Residential	Medium Density Residential
High Density Residential	Low Density Commercial, Office, and Industrial
Rural and Neighborhood Corner Businesses	Civic, Cultural, Recreational, and Tourism Facilities
University Village	Institutional Campus
High Density Commercial, Office, and Industrial	Outdoor Commercial and Industrial

Natural and Open Space

These areas include undeveloped natural land such as woodland, wetlands, lakes, and natural features. These areas also include lightly developed outdoor recreational areas such as parks and trails. They may serve recreational or conservation purposes and should be protected from extensive development. Agricultural activities are not included in this description.

Agriculture

These areas include large and continuous or small and fragmented areas of farmland that are primarily agricultural in use. They may include single family residential and agriculture-related buildings that are most often used for crop production and livestock management. This description does not include residential uses on large lots that do not also include agricultural activities.

Low Density Residential

These areas have single unit housing on large lots, typically three to ten acres in size, surrounded by agricultural uses or natural and open spaces. This area may also include schools, community & fraternal centers, and places of worship.

Medium Density Residential

These areas consist of two or three single dwelling unit homes, duplexes, or triplexes per acre, and small apartment buildings on larger lots. This area may also include small neighborhood parks & open spaces, schools, community & fraternal centers, and places of worship.

High Density Residential

These areas consist of clusters or small single-unit homes (e.g., cottage courts) and multi-unit buildings, ranging from townhouses & patio homes to small apartment buildings to larger multi-unit buildings. Housing density in this area is greater than six units per acre. These areas may include small neighborhood parks & open spaces, schools, community & fraternal centers, and places of worship.

Low Density Commercial, Office, and Industrial

These areas feature widely-spaced, smaller buildings for commercial & retail, office, and industrial & manufacturing uses. These areas should have direct access to major roadways. Lot coverage in this area should include significant green spaces.

Rural and Neighborhood Corner Businesses

These areas consist of isolated business activities surrounded by residential or agricultural uses. Building sizes, lot coverage, and setbacks should be consistent with the surrounding uses. They may include mixed business and residential uses. These should be located along arterial or connector roads, and preferably on corner lots.

Civic, Cultural, Recreational, and Tourism Facilities

These areas include facilities that are open to the public for a wide range of civic, cultural, educational, recreational, or tourism purposes. Examples include: parks & museums, outfitters & souvenir shops, restaurants & hotels. These facilities may be public or private, for-profit or not-for-profit. This area does not include businesses which primarily serve the local community (e.g., medical, legal, real estate offices).

University Village

These areas are off-campus activity centers of a university community with a mix of commercial, public & private office, and residential uses. Buildings are typically located close together in a walkable environment. Mixed uses may occur within the same building as well as within the neighborhood. While these areas often include a main thoroughfare for a community, speeds are typically low and on-street parking is present.

Institutional Campus

These areas are large campuses controlled by a single owner and feature a mix of building types and uses. Owners may be public or private entities. Buildings may be clustered to create a walkable environment. Vehicular travel may be limited within the site with few through routes present.

High Density Commercial, Office, and Industrial

These areas feature large buildings and lots for commercial & retail, office, and industrial & manufacturing uses. Parking areas and traffic impacts are large. These areas should have direct access to major roadways.

Outdoor Commercial and Industrial

These areas feature outdoor commercial and industrial activities with significant external noise effects. They may also have significant external traffic, light, dust, and/or odor effects. These areas should have direct access to major roadways.