

OXFORD TOWNSHIP FUTURE LAND USE CATEGORY TEXT

The Future Land Use Plan map allocates the unincorporated area of Oxford Township into four land use areas (for even more background information please reference the Oxford Township Comprehensive Land Use Plan):

Agriculture / Conservation areas

Land areas suitable for continued agricultural production, natural areas, or Conservation Development [defined below] which contain none of the environmentally sensitive features and characteristics defined below.

Environmentally Sensitive areas

Land areas suitable for continued agricultural production, natural areas, or Conservation Development which contain one or two of the environmentally sensitive features and characteristics defined below.

Areas Unsuitable for Development

Land areas which contain three or more of the environmentally sensitive features and characteristics defined below which would be best left in their natural state or given the highest priority for protection.

Public Lands

Land areas which are owned by local, state, or federal organizations, or Miami University Lands.

- **A Conservation Development includes the following:**

A Conservation Development is designed around a site's most significant natural and cultural resources (see Figure 9-2). This is a typical process for a Conservation Development regulation:

- **Prepare Location Map**

Compiled from existing publications, showing vegetative cover, topography, soils, and floodplains.

- **Prepare Existing Resources and Site Analysis Map**

Identifying significant natural resources, such as productive cropland, wildlife habitat, meadows, forests, stream valleys, significant trees; and significant cultural resources, such as farmhouses, barns, fences, and trails.

- **Prepare Sketch Plan**

Process follows these steps:

- Identify Conservation Areas, such as wetlands, floodplains, and steep slope
- Locate house sites in areas not protected as open space
- Connect house sites with streets and trails

- Draw in lot lines
- **Prepare Preliminary Plan**
- **Prepare Final Plan**
- **The environmentally sensitive features and characteristics include the following:**
 - 100-year floodplains as defined by the Federal Emergency Management Agency (FEMA) and includes 150-foot riparian stream buffers adjoining blue-line streams as defined by the United States Geological Survey (USGS)
 - Areas with aquifer pollution potential as defined by the Ohio Department of Natural Resources, Division of Water.
 - Steep slopes containing soils considered Highly Erodible by the United States Department of Agriculture (USDA), Natural Resource Conservation Service.
 - Wooded areas as defined as areas with mature trees mapped using aerial photography.
 - Areas containing rare or endangered species as defined by the Ohio Department of Natural Resources Division of Natural Areas and Preserves.
 - Bodies of water including rivers, streams, creeks and ponds.
- **Implementation of this plan will require alteration of Butler County zoning and subdivision regulations.**

Changes in Butler County zoning and subdivision regulations will be needed to implement this plan. It is recommended that a committee be established with county and township representation to recommend changes in zoning and subdivision regulations. Neighboring jurisdictions, including other “rural” townships in Butler County and the City of Oxford, should be invited to participate in the revision process.
- **Property owners should have the right to buy or sell density permitted under this land use plan.**

An owner holding the right to subdivide a property to a certain number of lots in Oxford Township should be allowed to sell the right to some or all of those lots to a property elsewhere in Oxford Township. The right to sell density could be extended to the City of Oxford if that jurisdiction agreed to it.
- **Property owners should be “held harmless” in regulatory revisions.**

The intent of this plan is to permit any property owner to subdivide and construct housing at a density at least as equal to current land use regulations, as long as development is consistent with conservation development principles outlined here.