



Wood County
Planning Commission
WCPC

FUTURE LAND USE PLAN



JANUARY 9, 2017 DRAFT FOR
PLANNING COMMISSION

ACKNOWLEDGMENTS

The Wood County Future Land Use Plan was prepared over the course of 2016 with input from the public and special guidance from the Steering Committee.

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THE WOOD COUNTY FUTURE LAND USE PLAN INCLUDE:

Future Land Use Plan Executive Summary

Appendix A: Trends and Forces

Appendix B: Public Input

SECTION 1: INTRODUCTION

OVERVIEW AND BACKGROUND

Wood County is in the midst of a transition. As Lucas County loses population, Wood County gains it, shifting a greater share of regional population towards Wood County in the future. Significant recent growth is visible in Perrysburg and the adjacent townships (Middleton, Perrysburg) along the I-75 corridor. Impacts of this growth are felt in many ways, both good and bad. Traffic increases, but so do opportunities. Infrastructure is strained as new growth requires additional road, sewer, water, and school capacity, but new tax revenues are enhanced.

Increasing land value for agricultural parcels, especially in transitional areas of the County adjacent to Bowling Green, Perrysburg, and North Baltimore, could result in a shift of land use demand from agricultural to residential or commercial. Farms are lost, feared by many as a major change to the rural quality of life. In any case, change is occurring, and how the County and its communities respond to this change will set the tone of community quality and livability for generations to come. The manner in which land is used, open space and farmland is preserved, public infrastructure is provided, and growth management will all be determined by the current set of community leaders.

The legal and political environment in which these decisions will be made is exceedingly complex. There are more than 45 different jurisdictional entities that exercise varying levels of planning and land use regulation authority in Wood County. Most public infrastructure services, particularly those that support urban and suburban growth, are provided at the municipal level or through private enterprise. Decisions about municipal boundary changes are made at the local level with little regard to countywide impact. While some responsibilities for regional growth rest with the County, such as transportation planning and storm water management, there is a disconnect with regional planning and coordination. The system of managing growth in Wood County is fragmented.

Why engage in countywide planning in this environment? Why is it important to coordinate planning between the many communities? Community character, identity, and pride are better achieved at the local city or village level with local autonomy and leadership. Citizens value the ability to have access to elected leadership that occurs at the smaller units of government. At the same time, however, there are many issues affecting quality of life that transcend municipal, township, and village boundaries. Environmental quality, regional transportation systems and open space networks cannot be accomplished without some sense of regional cooperation.

The need for regional cooperation is the dominant priority that ripples through the principles guiding this future land use plan for Wood County. There is a clear understanding that regional coordination is a critical issue for the future while still recognizing the need and the right for local autonomy. The key is to identify these respective roles and responsibilities and proceed with this clear understanding in a cooperative way. This Future Land Use Plan establishes the framework for this approach. Specifically this plan:

- Presents a countywide vision for the general form and shape of future growth.
- Encourages new non-rural growth and development to occur in and around existing urbanized areas, which by definition means that most new urban or suburban development is encouraged to occur in and around municipalities.
- Identifies guidelines for various development types to be used by the County in its development review process, and which can be incorporated into local community plans and regulations, as those communities see fit.
- Recognizes that site-specific land use decisions are the responsibility of the individual jurisdictions in which the land is located.
- Identifies the County as a leader on countywide issues such as regional open space planning, transportation planning, storm water management, and regional geographic information systems.
- Positions the County as a regional forum, facilitator, and as a problem solving mechanism.

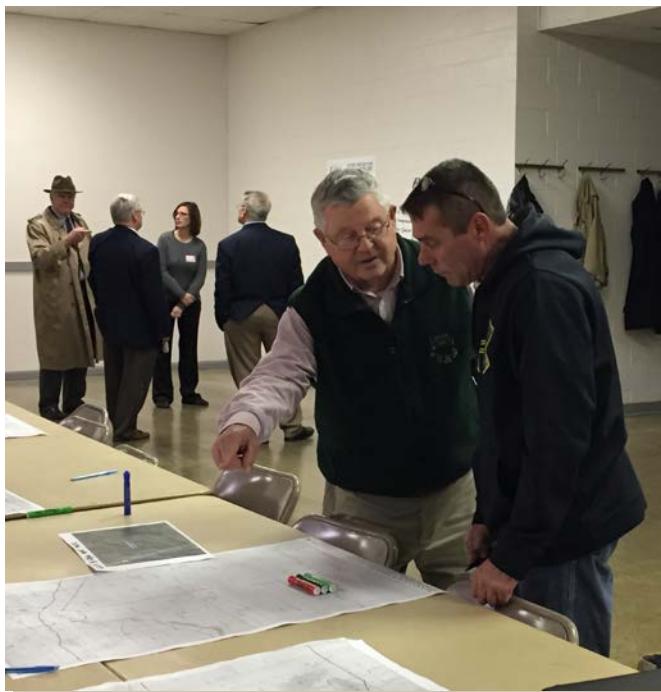
In short, this Plan creates a framework for managing growth. It rests on the premise that growth in Wood County will be accommodated, but that negative impacts of growth should be minimized and mitigated.

Purpose

The Future Land Use Plan is a framework for how Wood County could grow and implement its community vision and shared goals. It describes conservation or development activities appropriate for certain areas based on the priorities—to promote sustainability, encourage stewardship and manage growth responsibly. The Future Land Use Plan also provides general guidance regarding appropriate locations for open space, residential and non-residential development aligned with the community values identified in the guiding principles.

The purpose of the Future Land Use Plan is to provide a level of predictability with regard to future land use. It does so by depicting land use management areas and targeted growth areas that are appropriate for conservation or suitable for residential and/or non-residential development, based on understanding the growth trends and forces and defining community values.

This Future Land Use Plan represents the link between the guiding principles and land development regulations that will be used to implement this plan. Incremental, site-specific decisions, which are politically and legally tied to a particular locations or jurisdictions, are not an effective way to implement this plan. Instead the plan addresses big picture questions to assist staff planners, and elected officials with developing local land development regulations to guide conservation and development efforts.



Process

This Future Land Use Plan is the result of a year-long planning process that involved a steering committee of county stakeholders, public participation, and endorsement by appointed and elected county officials. It attempts to interweave an understanding of the forces and trends shaping the community, community values, and the unique constraints and opportunities of planning for a multi-jurisdictional county.

How to Use the Plan

The Wood County Future Land Use Plan is not a regulatory document. Instead it is a decision framework that lays out principles and guidelines about how the County's land resources should be developed and conserved. Just as a traditional future land use plan serves as a guide to zoning decisions, this document should be used to assist various staffs and commissions as they review development proposals.

The mapped classifications are called "Land Management Areas" and are grouped based on common growth pressures, and availability of utilities and infrastructure. A series of appropriate "Development Types" are listed for each of the Land Management Areas, but are not mapped to provide market flexibility and the ability of local jurisdictions to make a determination based on site context and infrastructure availability at the time of application. Guidelines based on the "Development Context" are also provided to help in decision making for zone changes and development approval.

Step 1:

Determine the Land Use Management Area in which the property is located.

Determine Land Use Management Area for property location. If the property is on a border, making an exact determination difficult, County Planning staff should work with the township and petitioner to determine which Land Use Management Area applies based on the circumstances associated with the property and surrounding areas including the "Development Context" guidelines. The Land Use Management Areas are intended to be a flexible guide, not strict prescribed boundaries. The Land Use Management Principles for each area are then used as an initial guide for the petitioner in formulating plans for the property.

Step 2:

Determine the applicable Development Types in the Land Use Management Area.

Consult the Appropriate Development Type table for the Land Use Management Area to determine the general land uses considered appropriate for the area. If the existing zoning permits the use desired by the petitioner, the zoning will take precedence. If the existing zoning does not permit the use desired by the petitioner, the "Land Use Management Areas Map" will be used as the guide for determining the advisability of a zoning map amendment. Proceed to Step 3.

Step 3:

Petitioner selects an applicable Development Type for Zone Change Request.

Review the petitioners request using the characteristics for the appropriate Development Type (most closely matching the petitioners request). The County Planning Staff can provide assistance to applicants on what needs to be included in a concept plan for zone change approval.

Step 4:

County Planning Staff reviews petition against plan recommendations.

Review the proposed development for compliance with the Land Use Management Area Principles, and the Development Type Characteristics, as well as the Development Context Guidelines, as well as the Guiding Principles and Goals.

Step 5:

County Planning Staff reviews petition against plan recommendations.

Hold hearings and meetings of the County Planning Commission and Township or Municipal Zoning Commissions as provided by the zoning and land use regulations. Township approves or denies the zone change request based on findings of the review process.

SECTION 1: INTRODUCTION

TRENDS AND FORCES

A large, mature tree with a dense canopy of yellow and orange leaves stands in a field. The field is divided into several agricultural fields with different crop patterns. In the background, there are rolling hills under a clear sky.

Wood County is a predominantly agricultural county located south of Toledo and Lucas County. Its location along the I-75 corridor puts Wood County in a unique situation that suggests a need to balance its agricultural base with growing residential and commercial pressures. An assessment of the existing conditions and forecasted trends in Wood County and the surrounding region revealed the following trends and forces shaping the potential for the future. The intersection of these findings resulted in the creation of Figure 2: Issues & Opportunities Framework which emphasizes areas of the county experiencing different dynamics.

The key trends and forces identified include:

- Population growth trends for the Toledo MSA are generally flat, with the 2015 regional population of 606,000 just about 2,000 people less than the 1970 population of 608,000. As Lucas County loses population, Wood County gains it, shifting a greater share of regional population towards Wood County in the future.
- Forecasts for Wood County anticipate steady population and employment growth through 2050 while Lucas County is experiencing a current decline in population (a loss of 48,000 people since its peak in 1975) and a long term decline in employment. This presents a significant opportunity for Wood County.
- Significant recent growth is visible in Perrysburg and the adjacent townships (Middleton, Perrysburg) along the I-75 corridor. As residential growth is anticipated to continue in the short-term of the planning horizon, it will be critical to have a clear vision for the townships experiencing the greatest demand. Considerations about redevelopment and inter-jurisdictional development agreements may be needed to clearly implement the vision presented in the future land use plan.
- While the urban/suburban parts of Wood County are experiencing expanding greenfield growth pressures, shifts in the rural and village populations are generally on a decline. Factors such as land consolidation into corporate operations, average age of farmers and declining housing conditions in some of the villages have contributed to this decline.
- Some villages in Wood County are reporting significant recent changes in population and households, both positive and negative. This could be indicative of a shift in rural population from farmsteads, but is also likely supported by recent investment in water and sanitary sewer infrastructure to remedy failing septic systems in the areas near the villages. It is important to recognize this trend and provide a land use framework that supports this shift.
- Increasing land value for agricultural parcels, especially in transitional areas of the County adjacent to Bowling Green, Perrysburg, and North Baltimore, could result in a shift of land use demand from agricultural to residential or commercial. Recognizing the critical agricultural areas in Wood County and encouraging continued agricultural uses will be important to maintaining the valuable and productive agricultural land and rural way of life in the county.
- The CSX multimodal port in Henry Township is a potential catalyst for shipping and distribution operations in the southern portions of the county. Further examination of utility and service capacities and interchange design with I-75 in the North Baltimore/Cyнет area will be necessary to capitalize on this potential.
- Four private gas transmission pipelines have been proposed to transect portions of Wood County. These projects are in various stages of proposal and all have different routes or easements. Wood County is located in a designated energy corridor. This plan provides tools to assist in designing development near pipelines.
- The county's surface water is managed by a complex system of ditches and natural waterways. This plan includes

recommended approaches to review development and maintain necessary drainage.

- Federally mandated sewer service areas and failing wells and septic systems in some areas of the County, as well as increased suburban growth pressures have resulted in expansion of sanitary sewer and potable water services to various areas of the county creating capacity for growth where there were once limitations.
- Agricultural runoff and other urban and suburban non-point source runoff

contribute to the algae bloom in Lake Erie and other sediment levels in our region's water ways. In addition to agricultural preservation of prime farmlands, and development impact assessment on the county's drainage/stormwater systems, this plan also establishes management practices for the riparian corridors and floodways in the county.

Jurisdictions

Wood County is approximately 620 square miles in area with about 617 square miles in land area and 3.3 square miles in water. Wood County consists of 45 jurisdictional entities of 3 types: cities, villages and townships. Wood County consists of 5 cities with approximately 6.65% of total area, 21 villages with approximately 3% of the total area, and 19 townships with the remaining 90.35% of the total land area that is not incorporated by the cities and villages.

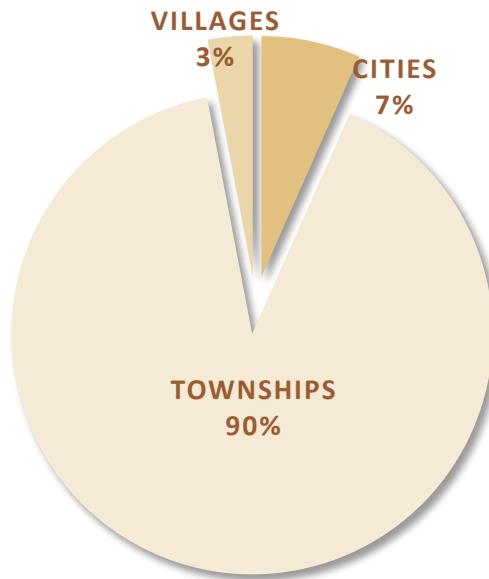


FIGURE 1: LAND AREA BY JURISDICTION CHART
(Source: Wood County Auditor Parcel Data 2016)

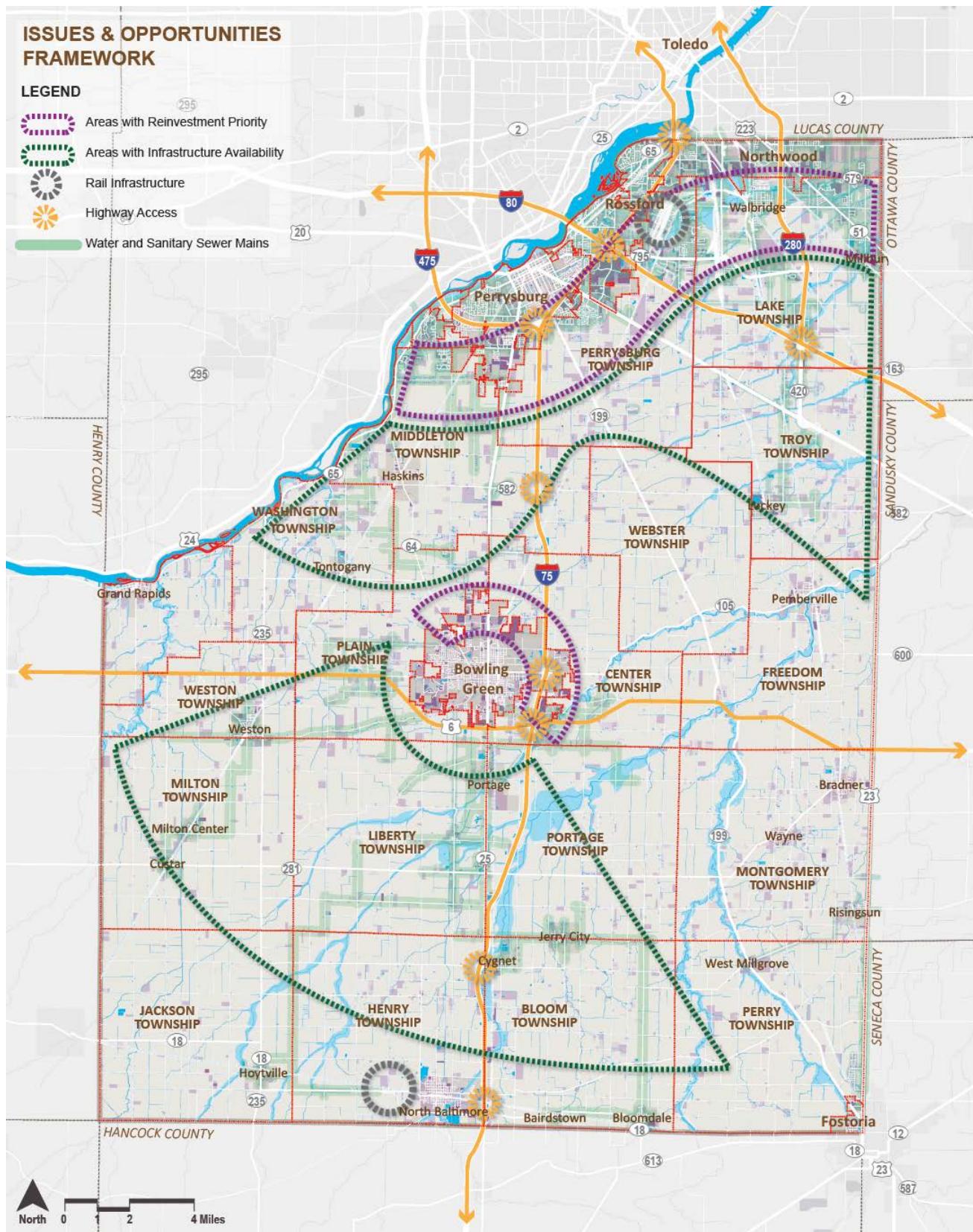


FIGURE 2: ISSUES & OPPORTUNITIES FRAMEWORK MAP

(Source: Wood County Auditor Parcel Data 2016)

Existing Land Use

The existing land use categories for Wood County were derived from the land use classification code in the parcel data which were grouped into 8 generalized existing land use categories – Residential Single Family, Residential Multifamily, Commercial, Industrial, Agricultural, Parks/Open Space, Public/Institutional and Transportation (including rail and road right-of-way).

Agriculture is the predominant existing land use in Wood County with approximately 76.6% of land in agricultural uses. A significant portion of the land is agricultural in townships (approximately 82.8% of land area in townships).

Wood County has approximately 13.8% land in residential uses. Approximately one third of the land area in cities and villages is residential uses (single family and multifamily) whereas only 12% of the land area in the townships is residential.

Commercial uses, approximately 16% of land area in cities, are predominantly located along major transportation corridors in cities and some, approximately 6.4% of land area in the villages. Commercial uses in townships, approximately 1.6% of land area in townships, are generally located along major road or rail infrastructure. Overall Wood County has approximately 2.5% land area in commercial uses.

Only 1.6% of the land in Wood County is industrial uses. Industrial uses are predominantly located in cities, specifically the city of Northwood (approximately 21% of the city's land area). Perrysburg Township includes approximately 1,561 acres in industrial uses along major road and rail infrastructure.

Wood County also has 1.8% of land in public and/or institutional uses. The most significant is in the city of which includes the county seat and Bowling Green State University. The city of Bowling Green has approximately 20.8% land in public/institutional uses. Other land uses include parks and open spaces (approximately 0.4% of county land area) and road and rail infrastructure (approximately 2.8% of county land area).

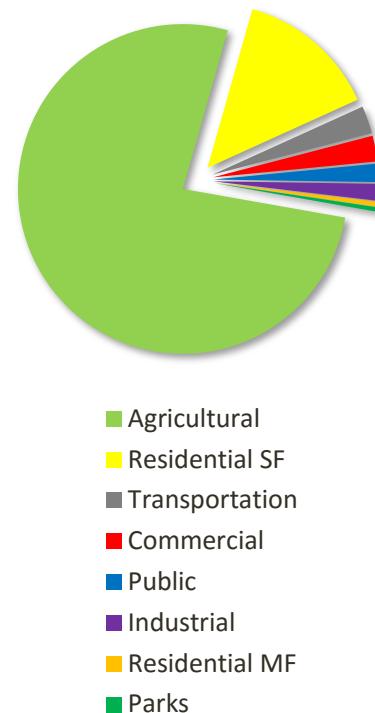


FIGURE 3: EXISTING LAND USE CHART

(Source: Wood County Auditor
Parcel Data 2016)

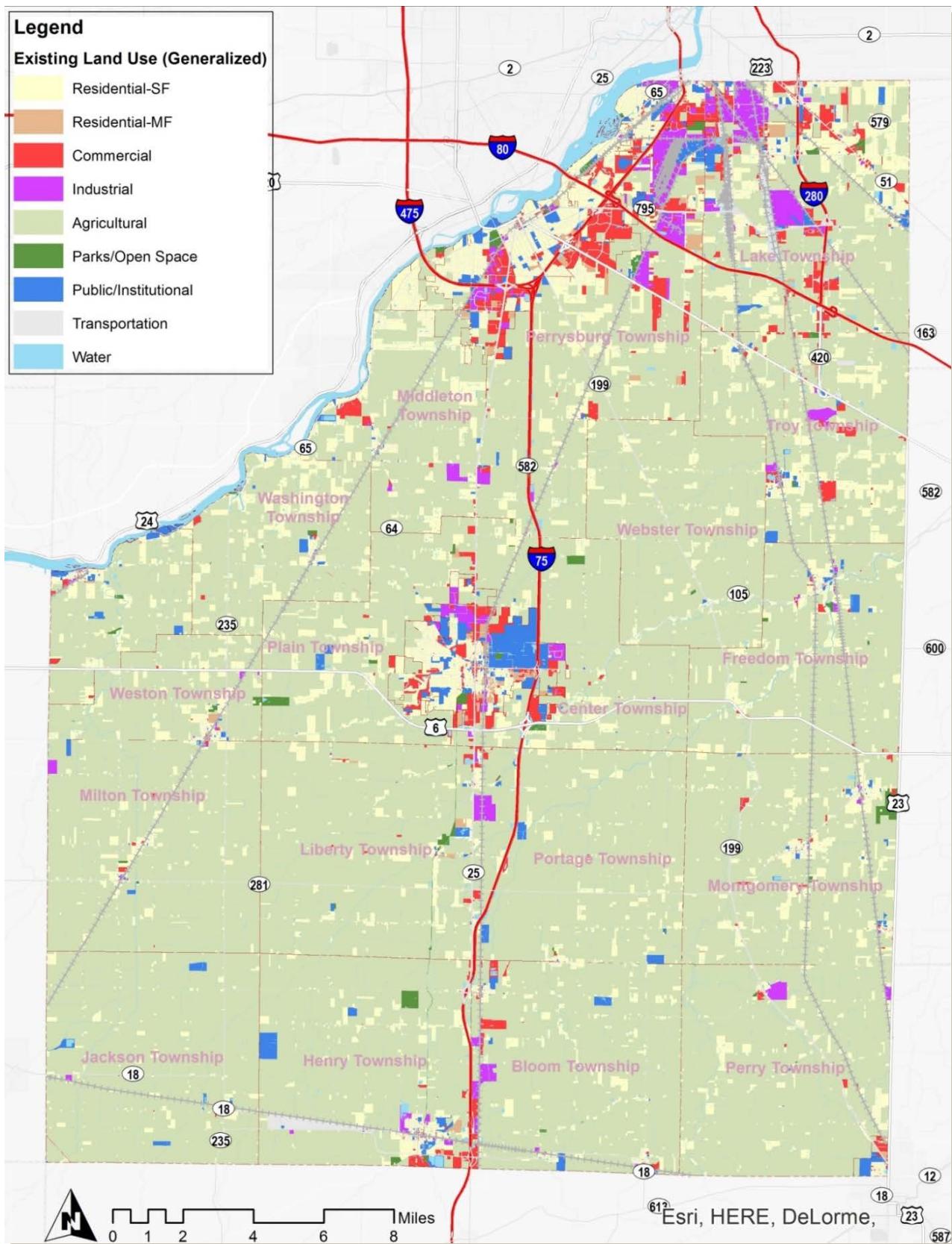


FIGURE 4: EXISTING LAND USE MAP (Source: Wood County Auditor Parcel Data 2016)



Vacant and Underutilized Parcels

The inventory of vacant commercially zoned parcels, including multifamily residential uses is approximately 2,591 acres. The majority of this land is located in the cities – Rossford, Bowling Green, Perrysburg and Northwood indicating potential infill opportunities in the cities which could accommodate either commercial or residential development in areas with existing infrastructure. In addition to the cities, Perrysburg Township and Lake Township also have a significant inventory of vacant commercial land that is primarily located in proximity to highways and major roads.

The inventory of vacant residential parcels is notably smaller compared to commercial parcels for Wood County. Most of the available vacant residential parcels are in the cities of Perrysburg and Bowling Green, Perrysburg Township and Middleton Township. However, current rural or agricultural land is frequently used for greenfield development to accommodate new residential subdivisions.

Approximately 9.4% of land in Wood County exhibits characteristics that indicated it may have potential for redevelopment in the planning horizon. This is based on the assumption that as demand for development continues over the planning horizon, the properties with lower improved value to land value ratios will experience pressures for redevelopment as newer uses replace older obsolete buildings or uses. The highest proportion of this underutilized land is in areas seeing significant growth pressures such as Perrysburg, Middleton, Lake and Troy townships.

Growth Estimates & Land Demand

A fundamental question in any future land use planning effort is how much new growth can we reasonably foresee, and how much new growth can we reasonably absorb? These are the central elements of a land “demand and capacity” analysis. Forecasts of future growth - population and employment - establish a benchmark for the future.

MDC estimated existing residential and non-residential land supply for 2014 and future residential and non-residential land demand for 2050 for Wood County using Census/American Community Survey (ACS) population estimates for 2014, population forecasts for 2050, and existing land use data. The non-residential land demand estimates include the following use categories: commercial, industrial, and public. In addition to residential and non-residential uses, this analysis also looked at land allocation and demand for parks/open space.

Land Allocation		Existing (2014)		
		All	Cities	Townships
		Total Population	128,139	65,151
	Population Distribution		50.84%	49.16%
	Residential Total Acres	56,927	9,713	47,213
	Residential Vacant	2.72%	5.42%	2.16%
	Residential Acres per Capita	0.44	0.15	0.75
	Non-Residential Total Acres	23,626	9,871	13,755
	Commercial	10,003	7,411	5,667
	Industrial	6,503	2,301	4,202
	Public	7,121	3,235	3,885
	Non-Residential Vacant	17.31%	27.83%	9.75%
	Commercial	25.91%	41.70%	13.83%
	Industrial	23.02%	40.82%	13.27%
	Public	0.00%	0.00%	0.00%
	Non-Residential Acres per Capita	0.18	0.15	0.22
	Commercial	0.08	0.07	0.09
	Industrial	0.05	0.04	0.07
	Public	0.06	0.05	0.06
	Parks/Open Space Total Acres	1,694	167	1,526
	Parks/Open Space Acres per Capita	0.01	0.00	0.02

FIGURE 5: EXISTING LAND USE ACREAGE PER CAPITA (2014)

(Source: Census/ACS 2014, MDC Population 2016, Wood County Auditor Parcel Data 2016)

Based on Census/ACS population estimates for 2014, 50.84% of Wood County's population was located in cities and 49.16% in townships. It is anticipated that Wood County's population will grow to 131,332 by 2050. While there are some demographic indicators that suggest a shift in population from rural to urban, this land demand analysis holds this population distribution constant.

Although cities constitute only 7% of total land area in Wood County, they accommodate about 50% of the population and thus have a higher density of residential and higher intensity of non-residential land uses. The primarily rural/agricultural character of the townships results in 0.75 acres of residential land per capita which is significantly higher than the cities at 0.15 acres of residential land per capita. The majority of the County's nonresidential uses are also located in the cities, so that the unincorporated areas in townships only have .11 acres of non-residential land per capita. This analysis does not forecast agricultural land demand per capita, as agricultural land demand is not anticipated to increase with population growth or time.

		Trend (2050)		
		All	Cities	Townships
	Total Population	131,332	66,774	64,558
	Population Distribution		50.84%	49.16%
Land Demand	Residential New Acres	1,419	242	1,176
	Non-Residential New Acres	589	246	343
	Commercial	249	108	141
	Industrial	162	57	105
	Public	177	81	97
	Parks/Open Space New Acres	42	4	38
	Total Land Demand in New Acres	2,049	492	1,557
Land Capacity	Available Land Total Acres	310,590	6,783	303,807
	Residential Vacant	1,546	526	1,020
	Non-Residential Vacant	4,089	2,747	1,342
	Agricultural	304,954	3,510	301,445
	Percent of Available Land needed to meet Demand	0.66%	7.26%	0.51%
	Residential	0.46%	3.57%	0.39%
	Non-Residential	0.19%	3.63%	0.11%
	Parks/Open Space	0.01%	0.06%	0.01%

FIGURE 6: ESTIMATED LAND DEMAND (2050)

(Source: Census/ACS 2014, MDC Population 2016, Wood County Auditor Parcel Data 2016)

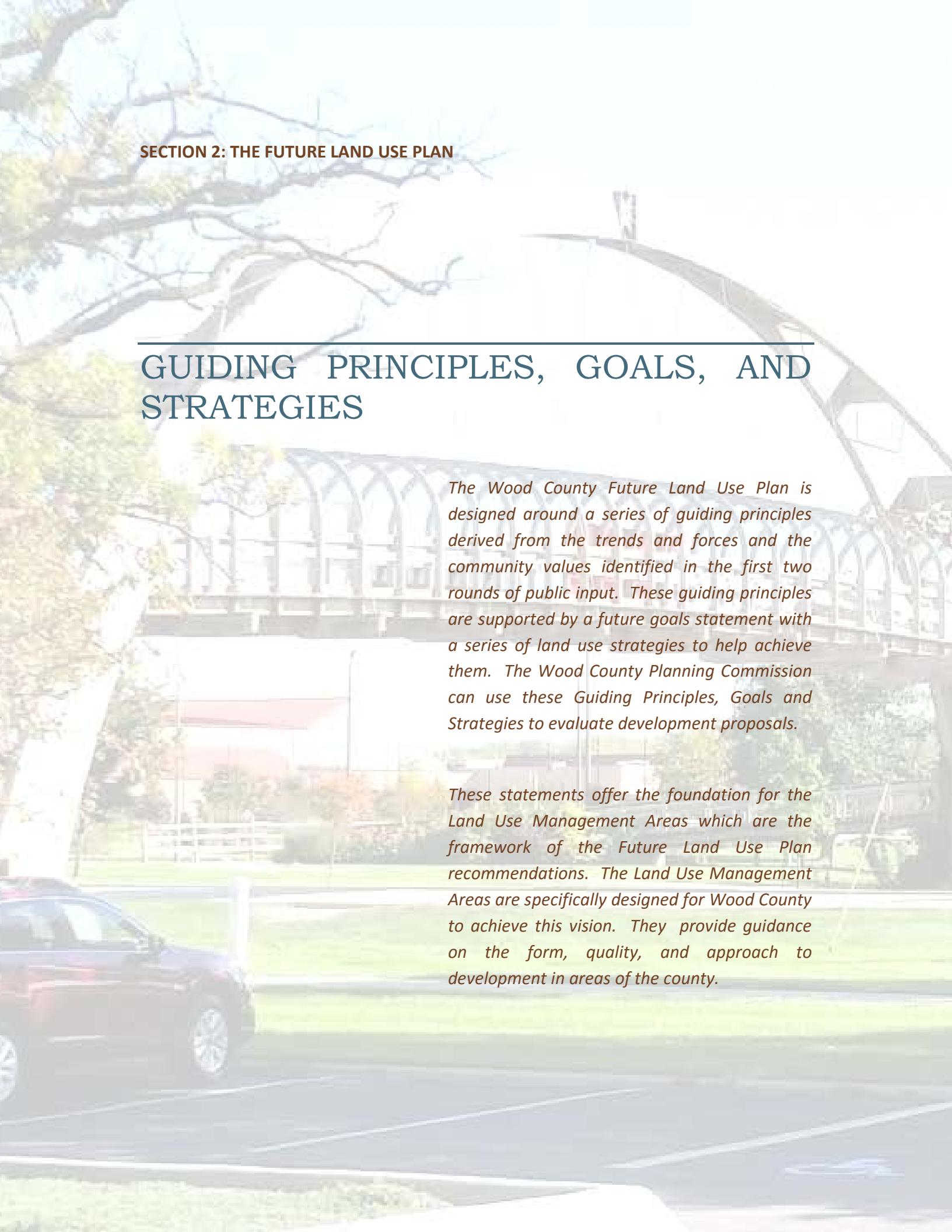
Land Use Demand in 2050

Future land demand is estimated based on the existing per capita land allocations for both residential and non-residential uses. The analysis estimates an overall demand for approximately 1,420 additional acres of residential development by 2050 if future residential development is similar to the existing inventory of residential neighborhoods. A significant portion of this demand (1,176 acres) is anticipated in the currently unincorporated areas of the county in various townships.

This methodology also reveals a demand for about 590 acres of non-residential land retail and industrial/business. About half of that would be for new commercial development. By maintaining the same ratios that currently exist there is an estimated a demand for 177 additional acres of public land and 42 additional acres of parks and public open space through 2050.

Wood County has an estimated 310,590 acres of land available to meet future land demand. This estimate of available land includes vacant residential and non-residential land as well as agricultural land. Given the large inventory of available land and the marginal future land demand, the percent of available land needed to meet demand overall is only 0.66% but the highest proportion of overall land demand is in the cities where the supply of land for future use is limited.





SECTION 2: THE FUTURE LAND USE PLAN

GUIDING PRINCIPLES, GOALS, AND STRATEGIES

The Wood County Future Land Use Plan is designed around a series of guiding principles derived from the trends and forces and the community values identified in the first two rounds of public input. These guiding principles are supported by a future goals statement with a series of land use strategies to help achieve them. The Wood County Planning Commission can use these Guiding Principles, Goals and Strategies to evaluate development proposals.

These statements offer the foundation for the Land Use Management Areas which are the framework of the Future Land Use Plan recommendations. The Land Use Management Areas are specifically designed for Wood County to achieve this vision. They provide guidance on the form, quality, and approach to development in areas of the county.



Sustainability

Sustainability for future generations is essential to the continued prosperity of Wood County.

We will support sustainable land use and development patterns, and identify and protect our natural and environmental resources through our future land use plan.

Strategies:

- Allow for the production of renewable energy (solar/wind) in the plan and subsequent land use regulations.
- Encourage energy efficient development practices
- Encourage public-private partnerships.
- Allow for flexibility in large scale developments to incorporate renewable energy
- Encourage the use of environmentally sensitive stormwater management in development practices, rain gardens, green roofs, pervious pavement, etc.
- Allow for alternative modes of transportation and accommodate electric vehicles and solar charging stations.
- Promote redevelopment and infill in areas with existing infrastructure.
- Discourage development in and disturbance of areas essential to natural systems such as drainage and floodplains.
- Further examine the impacts of the pipelines on the county and consider identifying policies to manage the impacts of being located within a designated energy corridor within the requirements of the Ohio Revised Code(ORC).



Agriculture Production

Agriculture is part of the county's heritage and a fundamental component of our economy.

We will protect prime agricultural land and support agricultural production through our future land use plan and policies.

Strategies:

- Identify existing and potential tools to incentivize continued agricultural production in the majority of Wood County.
- Continue partnerships between the County, The Soil & Water Conservation District and the OSU Agricultural Extension to promote awareness and best management practices for agricultural conservation and productivity.
- Continue to embrace agricultural production as a fundamental and essential component of our county's economy.



Employment and Economic Development

Employment is anticipated to continue growing in the county, as Wood County captures a bigger share of the region's population and employment. The county's significant transportation infrastructure provides an attractive location for distribution and warehousing.

We will include targeted economic development areas in the future land use plan to support and attract employment generating uses.

Strategies:

- Identify large shovel ready sites with good access to transportation and utility infrastructure which can be promoted for economic development purposes.
- Identify key areas prime for redevelopment and reinvestment for business uses.
- Provide land use regulations that protect these areas for economic use.
- Encourage business compatible support uses near and around these targeted sites.
- Evaluate development practices to remove obstacles to redevelopment and reinvestment.



Recreation, Natural and Cultural Resource Protection

As the county's population grows the demand for parks and public open spaces increases while at the same time a perception of loss of open areas to developments changes the overall character of the county. Additional development can also have impacts on the natural systems in the county that include water systems, wildlife habitat, and areas for hunting and fishing.

We will identify sensitive natural areas for protection, possible areas for recreation in coordination with these natural areas, and historic or cultural sites to protect.

Strategies:

- Consider the drainage pattern and water quality in the future land use plan recommendations.
- Identify riparian corridors and floodplains for protection and adopt regulations to manage disturbance of these areas.
- Continue implementing the existing best management practices to reduce sediment in the county's streams.
- Review stormwater management regulations, subdivision regulations, and sediment control regulations for updates.
- Identify areas of the county which may require additional park and recreation facilities.
- Include open space and park provision in residential development requirements.
- Encourage cooperation and coordination between agricultural conservation and natural conservation efforts.



Growth Management

While development demand is anticipated to continue in Wood County for the next 20 years, the actual population and employment growth of the Toledo region are expected to be flat through the planning horizon. The county has some commercial corridors and area of older housing stock that offer redevelopment potential.

We will make efforts to promote redevelopment and reinvestment in areas with existing infrastructure and services and strategically manage the outward expansion of suburban development particularly in townships with the greatest growth pressures.

Strategies:

- Encourage higher levels of flexibility and responsiveness to development pressures through modernized zoning regulations.
- Review and revise Township's Planned Unit Development processes, Townships that do not have a PUD process may consider adopting enabling regulations if they are experiencing growth.
- Factor in the supply of existing zoned land which is underutilized when identifying future expansion of retail and commercial land uses into greenfield sites to encourage reinvestment in these corridors.
- Include guidelines for high quality development and redevelopment in the future land use plan and implement these concepts through updated zoning regulations.
- Identify strategic growth management areas based on availability of public infrastructure balanced with rural preservation areas.
- Identify targeted areas for residential growth balanced with policies to encourage reinvestment in older neighborhoods.
- Prepare a housing study to evaluate the county's housing supply versus demand with special attention to impediments to fair housing and the needs for senior and assisted living housing.

SECTION 2: THE FUTURE LAND USE PLAN

DEVELOPMENT CONTEXT

Wood County has established areas of development and areas that are changing because of shifts in the land use market. Areas of the County which have been subdivided and developed with streets and utilities to serve residential or commercial development represent established development patterns, while land in agricultural production is often viewed as holding additional potential for change.

The context for development is determined by the location or era in which the original subdivision and development occurred. Moving forward, the County will grow both by intensifying in areas of existing development and converting additional farm land to other uses. The multi-jurisdictional nature of Wood County also includes the possibility of additional annexation of unincorporated Townships as Cities continue to grow. The following section defines the development status to help provide guidance for growth in Wood County.

DEVELOPMENT STATUS

- Adaptive Reuse
- Infill
- Redevelopment
- Greenfield

Adaptive Reuse

This is the reuse of existing occupied or vacant structures for uses other than those for which they were originally built. Examples include modifications to warehouses for residential use, or adaptation of big box retail buildings to house places of worship or event spaces.

- Benefits: The existing pattern of subdivision and existing buildings are maintained and resources are conserved in line with efforts of sustainability.
- Challenges: The new use may have different site demands than the original use, increased parking demand for example, or may not be as compatible with surrounding uses, such as residential next to manufacturing. The proposed use may be incompatible with existing zoning.

Guidelines

The following guidelines should be considered for all adaptive reuse of structures:

- Parking for the proposed use must be accommodated on the existing lot or through a shared parking agreement with other use in the area. A portion of the necessary parking may be accommodated in on-street parking or in public parking lots and garages.
- The adaptive reuse should not significantly alter the exterior appearance, footprint or scale of the existing structures.
- Any adaptive reuse which exceeds a 20% increase in floor area should be evaluated as a redevelopment.
- The adaptive reuse should not interfere with the continued use of adjacent properties if significantly different from the existing use pattern in the area.
- All parking, dumpsters, or mechanical equipment associated with retrofitting for the adaptive reuse should be screened to reduce impacts from noise, odor, and light to adjacent properties.
- A utility demand analysis should be submitted for consideration with all adaptive reuse applications.
- A vehicular trip generation study and local road capacity assessment should be submitted for consideration with all adaptive reuse applications.
- A bike and pedestrian trip estimate should be submitted to help evaluate the need for pedestrian and bike facilities in the vicinity of the adaptive reuse to promote connectivity and accessibility to other areas.

Infill

This is the simple redevelopment of a single lot or property within an existing subdivision or neighborhood. The infill project may be a demolition and new construction or construction on a previously vacant lot. Examples of infill would be where a new home is built between two older homes or a new building is constructed on an empty lot in a commercial district—usually where a new building is constructed between two existing structures. Infill will usually occur in areas with an established housing or business base that is experiencing an increased demand and has a supply of available lots or underutilized lots. Infill requires the most context sensitive design guidance of the four development approaches, and clear objectives at the neighborhood level for what the desired vision is. Infill may be most common in the Enhancement Areas, and existing municipalities.

- **Benefits:** Infill projects increase development intensity in areas with existing infrastructure and public services, and provide additional housing options or retail/services to the existing neighborhoods within existing zoning regulations.
- **Challenges:** Infill projects are surrounded by established development. Larger scale buildings and an increased level of activity can be viewed as encroaching on established lifestyles and neighborhood character.

Guidelines

The following guidelines should be considered for all infill development.

- When new construction takes place as infill, the new buildings should be built with a similar scale and lot configuration (setbacks and location of parking and outbuildings), as well as architectural proportions in context with the block and street of the recommended development type for the area.
- If infill takes place on lots at the edge or transition between a more intense development type (existing or as recommended in this plan), buildings may be in between the scale of the two types to provide a transition. Uses and housing types may also intensify on these lots.
- All features of the rights-of-way, including sidewalks, curbs and gutters, curb cuts, and access should be consistent with the existing context.

Redevelopment

Redevelopment is a large-scale project where the existing subdivision pattern is modified through lot consolidations or subdivisions, and multiple new buildings are constructed. This could occur where most of a block is purchased, subdivided and new internal streets are designed, or where a larger property, like a school, golf course or large commercial property, is developed for housing.

- **Benefits:** Redevelopment projects offer the greatest potential to meet significant demand for densification in the areas with existing infrastructure. These projects are usually limited to targeted areas where significant degradation of the original development patterns, uses, and context has occurred.
- **Challenges:** Redevelopment can dramatically change the subdivision pattern of an area unless properly managed for context-appropriate design and intensification associated with redevelopment. The redevelopment will likely require rezoning or use of a Planned Unit Development.

Guidelines

The following guidelines should be considered for all redevelopment.

- When new construction takes place as redevelopment, the established street and block network should maintain dominance for building orientation and placement. Reverse frontage on existing streets should be avoided.
- The use of alleyways or smaller secondary streets is encouraged to provide intensification of development within a site.
- New buildings may be of a considerably larger scale than adjacent buildings. Redevelopment sites must be large enough to accommodate a gradual transition to avoid overwhelming established development. They should be built with a similar scale and lot configuration (setbacks and location of parking and outbuildings), as well as architectural proportions in context with the block and street of the recommended development type.
- A vehicular trip generation study and local road capacity assessment should be submitted for consideration with all redevelopment applications.
- A bike and pedestrian trip estimate should be submitted to help evaluate the need for pedestrian and bike facilities in the vicinity of the redevelopment to promote connectivity and accessibility to other areas.
- A utility demand analysis should be submitted for consideration with all redevelopment applications.
- A storm water and site drainage plan should be submitted to evaluate the impacts on and improvements to the areas drainage pattern and water quality.

Greenfield Development

Greenfield development is when a large piece of land, usually more than 20 acres in size, previously used for agriculture or held vacant without structures, and surrounded on at least two sides by other large parcels, is subdivided and developed with a new street network, infrastructure, and buildings. It also applies to lot splits and rural frontage development along existing township, county, and state roads. This type of development is the most common in Wood County, especially in the northern townships.

- **Benefits:** Greenfield developments start with a “clean slate” and can accommodate large format uses and significant housing development meeting the contemporary market demands. The initial cost of land can be less expensive than in the other instances.
- **Challenges:** Establishing connectivity to existing road networks through adjacent development can be difficult, and the loss of farmland and impacts on the natural environment can be significant.

Guidelines

The following guidelines should be considered for all greenfield development proposals.

- Design of greenfield developments should emphasize more “connectivity” to adjacent areas to avoid the creation of isolated islands of development, and to distribute vehicular traffic across alternative routes within the development and onto the existing network of streets and roads.
- Greenfield development should be designed to include protected and accessible open spaces and connections to established or planned open space networks.
- New roads should be built to accommodate multi-modal travel and include sidewalks, bike lanes, and on-street parking consistent with the plan’s objectives of increasing multi-modal travel opportunities.
- New development should be coordinated and timed relative to infrastructure availability. Infrastructure, particularly sewer and water services, should be available concurrently with new development.
- When greenfield development occurs adjacent to existing subdivided land, the first two lots adjacent to the existing development should be consistent in use and size to the existing development. Smaller lots or more intense uses may be located in the interior of the development.
- Environmental quality standards should be incorporated in the development review process, particularly related to runoff, stream protection and soil conservation.

SECTION 2: THE FUTURE LAND USE PLAN

LAND USE MANAGEMENT AREAS

The existing built and natural environment, potential growth forces, and the guiding principles and goals of Wood County expressed in this plan shape the context for development over the coming decades. The Land Use Management Areas represent areas within Wood County where the future land use planning approach and management of land resources have existing commonalities and can draw from the same tool box for implementation. The recommendations in the Land Use Management Areas are broad and should apply at the county level. These recommendations are intended as guidance for further planning efforts executed by municipalities, townships, and other agencies of the county including economic development support, and agricultural preservation.

The County recognizes that the implementation of these recommendations is frequently the responsibility of the Cities, Towns, and Townships. The Land Use Management Areas seek to establish the County's position on future land use across the county at a regional level to support quality development and sustainable development practices which have implications for services and networks provided countywide.

LAND USE MANAGEMENT AREA

- Municipalities
- Growth Management Areas
- Rural Management Areas
- Enhancement Areas
- Reinvestment Areas
- Targeted Economic Development Areas
- Natural Resource/Water Quality Management Areas
- Parks/Open Space

For Adoption

| FUTURE LAND USE PLAN | WOOD COUNTY

LEGEND

- Townships
- Municipalities - City
- Municipalities - Village
- Growth Management Areas
- Rural Management Areas
- Enhancement Areas
- Targeted Economic Development Areas
- Reinvestment Areas
- Natural Resources/Water Quality Management Areas
- Parks/Open Space
- Maumee River Recreation Area
- Water

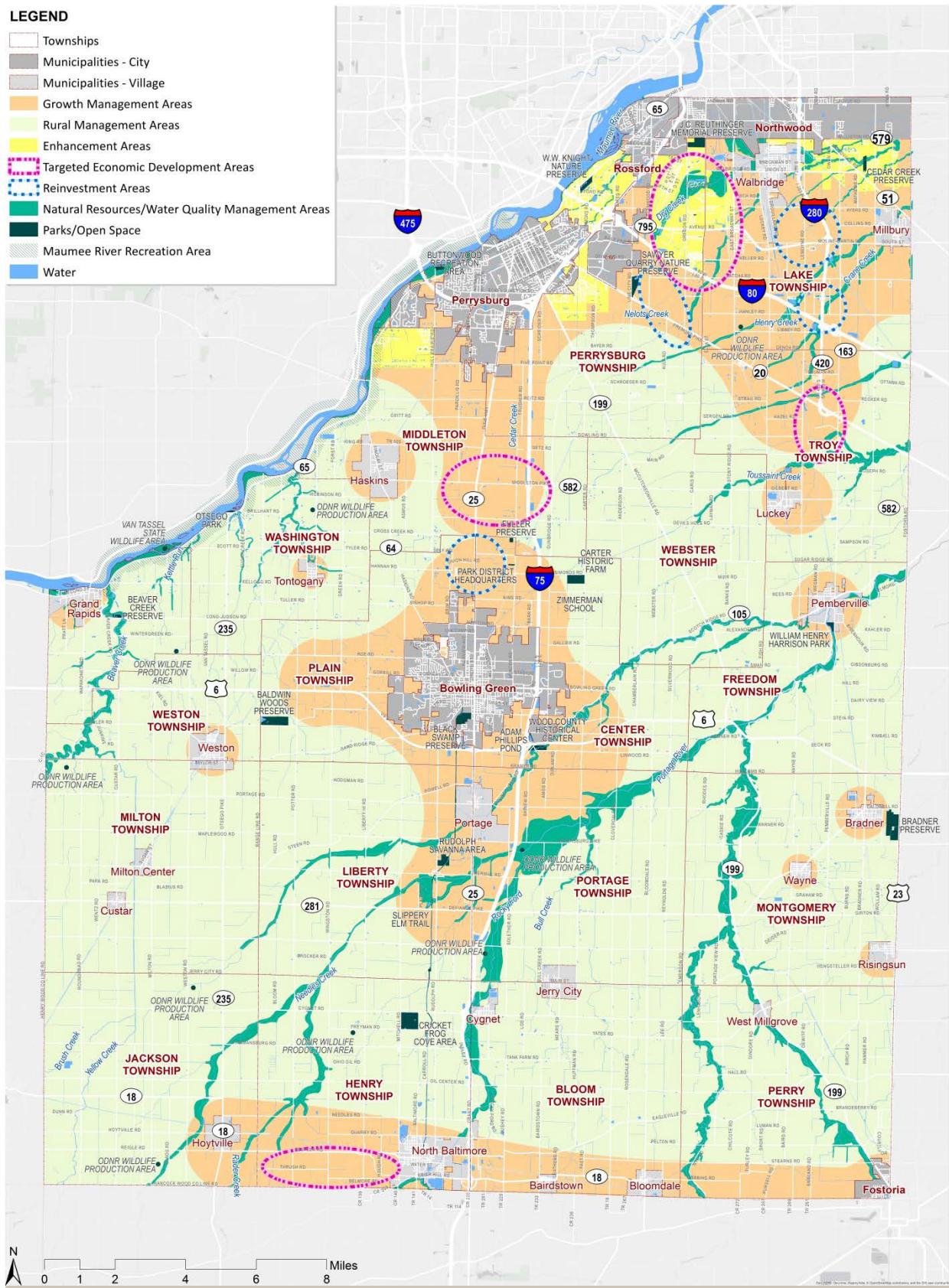


FIGURE 7: LAND USE MANAGEMENT AREAS MAP

(Source: Wood County Auditor Parcel Data 2016)

Municipalities

These incorporated jurisdictions have their own plans and zoning, and some have annexation strategies. They impact the unincorporated areas of the county by providing extra jurisdictional services and potentially annexing land. The County's future land use plan defers to the local plans and regulations within the current boundaries.

Implementation of the future land use plan recommendations will rely on intergovernmental coordination, and utility provision policies.

Land Use Management Principles:

- Municipalities are recognized as being potential locations of future growth and development in the County, accommodating some of the future demand for housing and business growth.
- The County recognizes and respects the local autonomy of the municipalities, and assumes that site specific land use decisions will be made by the municipalities using local plans and regulations.
- Municipalities should grow and develop in a logical and rational pattern that maximizes the efficiency of infrastructure and avoids sprawling or “leapfrog” patterns. New development and service provision should be contiguous to the existing municipality wherever feasible.
- The design of key symbolic entrances to municipalities should be considered in local plans and development practices. At these gateways, the quality and character of both the public right-of-way and private development should be considered.
- Municipalities are encouraged to foster viable central business districts or Main Streets through participation in local and regional programs, these districts are encouraged to maintain unique local character and businesses.

WOOD COUNTY MUNICIPALITIES

CITIES

- Bowling Green
- Perrysburg
- Rossford
- Northwood
- Fostoria

VILLAGES

- Bairdstown
- Bloomdale
- Bradner
- Custar
- Cygnet
- Grand Rapids
- Haskins
- Hoytville
- Jerry City
- Luckey
- Millbury
- Milton Center
- North Baltimore
- Pemberville
- Portage
- Risingsun
- Tontogany
- Walbridge
- Wayne
- West Millgrove
- Weston

- Efforts by municipalities to expand or maintain parks and open spaces, and trail facilities should be coordinated to connect with adjacent systems to create a countywide network.
- Municipalities are encouraged to foster pedestrian oriented design, emphasizing walkable neighborhoods and business districts with adequate sidewalk and trail infrastructure.
- Each municipality should engage in comprehensive and coordinated stormwater management. This includes insuring that stormwater impacts of individual developments are properly mitigated, and that those local stormwater management efforts are coordinated with countywide efforts.
- Municipalities are encouraged to respect the planning processes of surrounding and adjacent jurisdictions and should work collaboratively on projects that cross jurisdictional lines or have mutual benefits and impacts.
- Each municipality should identify and attempt to achieve a desirable balance of housing and employment that works best for that municipality from a fiscal health perspective.
- Municipalities are encouraged to preserve and enhance historic resources wherever feasible to maintain unique community character and as an important economic development tool.



Appropriate Development Types

Natural Landscape/Parks	Conservation Subdivision	Traditional Neighborhood
Suburban Neighborhood	Multi-Family Residential	Neighborhood Commercial
Town Center	Interstate Highway	Special Districts
Corridor Commercial	Industrial	



Growth Management Areas

These areas of the county have the most intersecting factors which contribute to growth. They are located in close proximity to existing development, and have dense transportation networks, access to sewer and water services, and are in areas already exhibiting growth pressures. These are the parts of the county that are likely to experience the greatest transition in character from rural/agricultural to more suburban in character. Most development in these areas will be greenfield development or infill in emerging areas.

Implementation of the future land use plan recommendations will rely on township land use policies and plans, township zoning regulations and subdivision regulations, provision of utilities and services, residential and commercial market demand, and reinvestment and economic development activities.

Land Use Management Principles:

- Because the estimated demand for growth is limited in comparison to available land, it should be possible to maintain significant agricultural lands in the Growth Management Area with strategic and thoughtful location of development.
- High quality development should be encouraged through site plan and development review standards, particularly related to landscaping, signage, building design and origination, and parking lot design in commercial development.
- A mix of land uses are encouraged to reduce auto-dependency and foster a more walkable environment. Both the mix of uses and the scale of the development contribute to walkability.
- Commercial uses should be disbursed in the growth management areas to provide more accessible services. However, within an area, commercial uses should be

focused on key nodes, avoiding strip patterns, which are inefficient from a land use and access standpoint.

- Major corridors in the Growth Management Areas are appropriate locations for economic development, specifically, office or industrial developments that need high capacity roadways for access.
- Local street networks designed in subdivisions should connect to other residential subdivisions and provide alternative connections and routes within a subdivision or area. Creation of new collectors and arterials will be necessary when developing in the Growth Management Areas.
- Consistent stormwater management standards, including mandatory ditch maintenance should be developed at the county level and enforced to help ensure that individual systems in individual developments in different jurisdictions ultimately function as an integrated system.
- A variety of housing types is encouraged within single developments to meet the diverse market demand for housing for different family types.
- New development should be designed around and connected to any regional or local open space corridors or networks.
- Pedestrian facilities including sidewalks and trails should be included in all new developments. The County should consider

a countywide bike and pedestrian plan to provide a framework for connections.

- Quality open spaces should be included as part of developments. Open spaces should provide green space for residents, protect sensitive environmental resources, and connect to other open spaces to provide a network.
- Environmental quality standards should be incorporated in the development review process, particularly related to runoff, water-quality, and ditch maintenance.
- Townships within the Growth Management Areas are encouraged to consider local land use plans and zoning regulations and prepare updates to assist in management of development pressures in these areas specifically if there are any areas of agricultural significance which the townships would prefer to protect for agricultural uses.
- Townships that do not currently have zoning which are included in the Growth Management Areas are encouraged to consider adopting land planning and zoning regulations for these areas.
- The County and Townships may explore targeted area plans for portions of the Growth Management Areas to help assess development feasibility, explore infrastructure demand or feasibility, and to prepare more specific master planning for areas anticipated to grow.

Appropriate Development Types

Natural Landscape/Parks	Farmland	Rural Residential
Village	Conservation Subdivision	Traditional Neighborhood
Suburban Neighborhood	Multi-family Residential	Neighborhood Commercial
Hamlets/Crossroads	Town Centers	Interstate highway
Special Districts	Corridor Commercial	Industrial



Rural Management Areas

These are the areas of the county that are predominantly agricultural and contain low density rural residential. They represent a majority of the county and nearly the entirety of some townships. Existing development density is low and central water and sanitary sewers are unavailable or limited. Road infrastructure is based on the county and township grids and few subdivisions or local streets are present. These are the parts of the county that are likely to have significant agricultural production value and are unencumbered by excessive traffic or development pressures.

Farmland should be viewed as an active land use that holds potential for change or intensification. Because the county desires to see as much land remain in agricultural production as possible, incentives to encourage agricultural uses over subdivision will be important in the County.

Implementation of the future land use recommendations in these areas will be accomplished through rural subdivision standards, soil, water, and health district standards, and programs that incentivize maintaining land in agricultural production or natural habitat, and County and Township road maintenance, or economic development to attract rural based businesses or industries.

Land Use Management Principles:

- Agricultural uses should be recognized as economically desirable businesses, not vacant land providing open space amenities to county residents.
- Agricultural uses are encouraged to remain, and agricultural preservation methods should be employed and incentivized, but this must be balanced

with respect for the property rights of farmers/landowners, and the potential economic need for farmers to sell property for development purposes.

- The desired character for the Rural Management Areas is a continuation of the historic rural and agricultural patterns, including farms, farm-service businesses, and rural residential.
- Rural commercial uses and agricultural support businesses are important components of the Rural Management Areas. Examples of rural commercial uses include commercial and wholesale nurseries, feed and seed stores, farmers markets, farm implement sales and supply stores.
- The primary use in this area is agriculture and new residents must recognize the primacy of this use and understand that there are often impacts from farming related to hours of operation, odors, pesticides, and farm equipment on roads. “Right to farm” measures are encouraged, such as deed declarations that acknowledge that encroachment of

residential uses into the Rural Management Areas will be subject to noise, odors, and dust typical to the agricultural industry.

- The distance between septic fields and agricultural drainage infrastructure and countywide drainage systems needs to be reviewed when development or lot splits occur to help assure that sewerage will not infiltrate into drainage facilities.
- Rural Areas and residents should not expect urban levels of services. Rural levels of service will typically not include public water, sanitary sewer, and stormwater drainage facilities other than ditches.
- Agriculture and naturalized open space preservation will require initiative and resources to protect and preserve land in perpetuity. Continue to work on public-private partnerships to conserve agricultural land in easement through efforts of the Black Swamp Conservancy and exploration of additional incentives to keep agricultural as an attractive and profitable use of land.

Appropriate Development Types

Natural Landscape/Parks	Farmland	Rural Residential
Village	Conservation Subdivision	Hamlets/Crossroads
Special Districts	Industrial	

Enhancement Areas

These areas are locations with existing development that is currently stable but may experience change over the coming decades. Most of these areas are residential but contain other uses like golf courses, and retail development. The focus on these areas will be to maintain and enhance the development that exists as development pressures shift in the county over the coming decades. Enhancement Areas may be found in both the Growth Management Areas and the Rural Management Areas.

Implementation of the future land use recommendations in these areas will likely be accomplished through public private partnerships, engagement of Home Owners Associations, plans and land use policies from the Townships, and influence of the regional housing and retail markets.

Land Use Management Principles:

- At the township level, conduct community character surveys to identify unique building and neighborhood forms, then develop context sensitive development standards in updated zoning, overlays, or conservation/preservation districts to ensure preservation of the contributing structures, infill or redevelopment that is compatible with local character if needed.
- Maintain quality public spaces (schools, parks, government properties, and roads) through ongoing maintenance and improvements.
- Encourage community pride through beautification functions and community curb appeal competitions.
- Promote retention of existing land uses or reuse with compatible uses that will not alter the character or function of existing development.
- Work with local property owners and non-profits to explore the advantages and opportunities of historic preservation.
- Pursue local, state, and national recognition of important landmarks, buildings, districts, and sites.
- Adopt appropriate regulations and or incentives to effectively protect important landmarks, buildings, districts, and sites from degradation or encroachment by incompatible land uses, or redevelopment.
- Explore opportunities and techniques to maintain open spaces and create a network of connected parks and trails.

Appropriate Development Types

Natural Landscape/Parks	Farmland	Rural Residential
Village	Conservation Subdivision	Traditional Neighborhood
Suburban Neighborhood	Multi-family Residential	Neighborhood Commercial
Hamlets/Crossroads	Town Centers	Interstate highway
Special Districts	Corridor Commercial	Industrial



Reinvestment Areas

These are targeted locations within the Growth Management or Rural Management Areas that have existing development and infrastructure but may be showing signs of disinvestment, vacancy or potential for redevelopment. The focus of these areas is to encourage capture of a portion of the county's growth in these areas to create efficient and sustainable growth, and continue maintaining these areas in the future as overall growth pressures shift. Considerable infrastructure is available in these areas and reinvestment or redevelopment would yield additional supply without additional construction of roads and sewers.

Implementation of the future land use recommendations in these areas will likely focus on possible intensification of development through revised township zoning and county subdivision regulations, as well as economic development policies that encourage or incentivize growth in these areas.

Land Use Management Principles:

- The County and Townships should work together to prepare target small area master plans at appropriate times to identify preferred mix of uses, intensifications, and infrastructure patterns in these reinvestment areas.
- Consider adoption of or revisions to development standards/regulations to help guide redevelopment, reuse, and infill.
- Review development standards to make sure the regulations support high quality redevelopment and infill and do not discourage reinvestment in these areas.
- Work with economic development professionals to build incentive packages and a redevelopment toolbox to provide public support for redevelopment activities in targeted areas.

- Conduct and maintain an active inventory of priority reinvestment areas to coordinate efforts and better market the areas for development.
- Build and support public/private partnerships for financing and facilitation of redevelopment and reuse.
- Invest in public improvements in targeted areas to catalyze redevelopment, reuse, and private property improvements.
- For home rule townships, consider adoption and enforcement of property maintenance codes.
- If extreme cases of neglect or disinvestment are identified, consider working with property owners and preparing a renewal plan and course of action to remedy any slum or blighting conditions which may be inhibiting redevelopment or reinvestment.

Appropriate Development Types

Natural Landscape/Parks	Farmland	Rural Residential
Village	Conservation Subdivision	Traditional Neighborhood
Suburban Neighborhood	Multi-family Residential	Neighborhood Commercial
Hamlets	Town Centers	Interstate highway
Special Districts	Corridor Commercial	Industrial

Targeted Economic Development Areas

These are locations within the Growth Management or Rural Management Areas where the County and Townships would like to focus economic development activities. In other words, these areas should be reserved for employment or economic generating land uses and protected from incompatible development that would reduce the feasibility of the sites for economic purposes. These areas are identified because of their unique relationship to the transportation network and access to a variety of other services and infrastructure.

Implementation of future land use recommendations in these areas will require public-private partnerships, specific economic development programs and efforts, corresponding township zoning (when in place), and adequate infrastructure and utility provision.

Land Use Management Principles:

- Municipalities and Townships should emphasize targeted economic development areas in local plans and ensure zoning regulations when in place allow for business, and industrial development.
- Potential for economic development along major corridors in the Growth Management areas should be promoted through local zoning and utility provision.
- Interjurisdictional agreements such as Joint Economic Development Districts (JEDD), or Cooperative Economic Development Agreements (CEDA) should be considered to ensure service provision to targeted economic development areas while sharing economic benefits of the development.
- Recognize that simply designating land for economic development does not spur this activity and is just a land use best practice to reserve high visibility sites for future economic uses.
- Integrate policies for adequate public facilities to support economic development in local and county development review.

Appropriate Development Types

Farmland	Hamlets/Crossroads	Town Centers
Interstate highway	Special Districts	Industrial
Natural Areas		

Natural Resource/Water Quality Management Areas

These are the naturalized areas, wildlife habitat, and riparian corridors particularly the Maumee and Portage River systems in the County. These areas are important from the perspective of the natural systems they contain, and the contribution to quality of life in the county. The focus in these areas will be to protect and manage the activities that occur in and around these areas.

Implementation of future land use recommendations in these areas may require public-private partnerships, specific regulatory overlays and enforcement by the County in conjunction with the Soil and Water Conservation District, and potential easements or management by the Wood County Park District or The Black Swamp Conservancy.

Land Management Principles:

- Adopt a countywide riparian corridor management resolution to manage construction, earth moving, stream path alternations, and restore tree and vegetation cover within identified stream buffers to help maintain water quality and protect species of flora and fauna.
- Explore a countywide open space plan that combines preservation of natural areas with recreation and access to open spaces in a connected network for people and creation of county/region wide wildlife corridors.
- Continue to work on public-private partnerships to conserve land in permeant easement through efforts of the Black Swamp Conservancy and the Wood County Park District.
- Include natural resource/water quality management areas as priority areas for open space preservation in subdivision requirements and municipal and township zoning regulations.
- Continue implementing the water quality best management practices in both urban and rural environments to reduce non-point source pollutants and sediment into the County's water bodies.
- Discourage the location of high impact land uses with significant impervious surface in these areas in local municipal, and township plans.
- Pursue dedication of easements or park status for areas of particular value. Continue to work on partnerships to conserve land in easement through the Wood County Park District and Black Swamp Conservancy.

Appropriate Development Types

Natural Landscape

Parks and Open Space

SECTION 2: THE FUTURE LAND USE PLAN

DEVELOPMENT TYPES

A key element of the Wood County Future Land Use Plan is the Development Types palette. The development types illustrate development patterns that will help the county to realize the vision embodied in the Guiding Principles of the Future Land Use Plan. Design considerations for each development type can be divided into three major categories:

DEVELOPMENT TYPES

- Natural Landscapes
- Parks and Open Space
- Farmland
- Rural Residential
- Village
- Conservation Subdivision
- Traditional Neighborhood
- Suburban Neighborhood
- Multifamily Residential
- Neighborhood Commercial
- Hamlet/Crossroads
- Mixed Use Town Center
- Interstate Highway
- Special Districts
- Commercial Corridor
- Industrial

District Characteristics

A district is the broadest building block of each development type. It primarily sets out how the building sites relate to one another and their relationship to the local street network. A district pattern sets guidance for the form of land subdivision and road networks. For example, a complete district includes a connected vehicular and pedestrian circulation system with appropriate facilities and amenities such as a mix of different housing styles, commercial and service buildings, parks and open spaces, and essential community facilities like schools, and fire stations. A diversity of uses creates neighborhoods and unique places that are economically vital with lasting value and character for the community.



Site Characteristics

The site recommendations in each development type provide guidance for the preferred layout for individual building lots. These recommendations relate to setbacks and lot coverage requirements. The way in which buildings, circulation, parking and landscapes are arranged on a site can create a vehicle-dominated location or a pedestrian-oriented one. For example, site design features that contribute to pedestrian orientation include building orientation toward the street, relationship between public, semi-private, and private spaces (minimized setbacks), and arrangement of sidewalks and driveways.

Building Characteristics

The building recommendations refer to the common characteristics of buildings or architecture within an area or district. Building height, density and floor-area ratio, architectural elements, mass and scale, relationship to adjacent buildings and streets, orientation of the entry, and the design and type of ground floor land uses strongly influence the character of an area and its walkability.



Natural Landscape

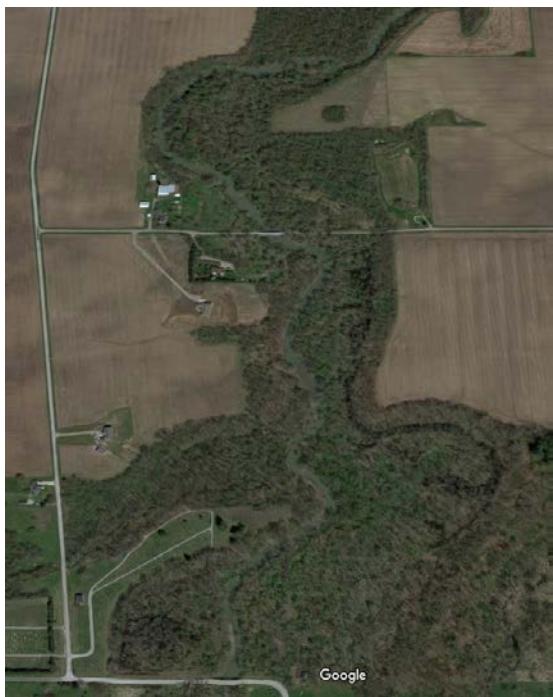


FIGURE 8: EXAMPLE OF NATURAL LANDSCAPE

Image Source: Google Maps 2016

District Characteristics

- Land in the Natural Landscape development type is retained or maintained in a natural forested, grassland or wetlands state.
- Relatively minimal land subdivision and visible infrastructure.

Site Characteristics

- The vast amount of open space is intended to support passive recreation, as well as providing wildlife habitat and natural processes such as flood management, erosion control, or air quality.

FORM AND PATTERN

Primary Land Uses

Naturalized Land

Secondary Land Uses

Passive Recreation

Residential Density

Less than 0.50 du/ac (single-family)

Non-residential Intensity

N/A

District Characteristics

Land maintained in natural state, minimal land subdivision & infrastructure

Site Characteristics

Support passive recreation, provide wildlife habitat and natural processes (erosion control, flood management, or air quality)

Building Characteristics

- Buildings are one or two stories high, but the land should be sparsely settled.

Mix of Uses

2%	Single-family residential
95%	Parks / Open Space
3%	ROW / Infrastructure

Average Scale

100 acres

Park and Open Space



FIGURE 9: EXAMPLE OF PARKS AND OPEN SPACE

Image Source: Google Maps 2016

District Characteristics

- Land in the Parks & Open Space development type is retained or maintained as open space with improvements for recreation.
- Relatively minimal land subdivision and visible active recreational infrastructure.

Site Characteristics

- The vast amount of open space is intended to support active recreation such as multiuse trails, playgrounds and sports fields.

FORM AND PATTERN

Primary Land Uses

Parks/Open Space

Secondary Land Uses

Active Recreation

Residential Density

N/A

Non-residential Intensity

N/A

District Characteristics

Land maintained as open space with minimal land subdivision & recreational infrastructure

Site Characteristics

Support active recreation

Building Characteristics

- Buildings are one or two stories high, but the land should be sparsely settled.

Mix of Uses

95% Parks / Open Space

5% ROW / Infrastructure

Average Scale

5 - 10 acres (or larger)

Farmland



FIGURE 10: EXAMPLE OF FARMLAND

Image Source: Google Maps 2016

District Characteristics

- The Farmland development type is defined by a pattern of large un-subdivided lots with widely spaced roads suited for agricultural and rural levels of traffic movement.

Site Characteristics

- The primary residence of the property owner and any processing/out-buildings associated with activities on the working farm are the only buildings on the land.
- Buildings are low in density and residential development and processing facilities should be considered “accessory” to the use of the land itself.

FORM AND PATTERN

Primary Land Uses

Agriculture, silviculture, animal husbandry

Secondary Land Uses

Single-family residential, rural commercial, industrial/agricultural, civic/institutional, alternative energy

Residential Density

Less than 0.50 du/ac (single-family)

Non-residential Intensity

Less than 0.10 FAR

District Characteristics

Large unbuilt lots, widely spaced roads (up to a mile between cross streets)

Site Characteristics

Buildings only include: residence of property owner or buildings associated with activities on the farm

Building Characteristics

- Buildings are one to three stories high and are traditional in style for homes, barns and processing facilities.

Mix of Uses

5% Single-family residential

90% Parks / Open Space

5% ROW / Infrastructure

Average Scale

500 acres

Rural Residential



FIGURE 11: EXAMPLE OF RURAL RESIDENTIAL
Image Source: Google Maps 2016

Rural Residential is an existing development type that is generally discouraged except in Rural Management Areas.

District Characteristics

- Rural Residential is characterized by large lot, single-family home sites within a rural setting of state, county and township roads in the traditional one mile grid, and natural landscape. Each lot typically has direct access to the main rural arterial or subdivision road.
- There is limited connectivity between lots, and no commercial or public activities within walking distance.

Site Characteristics

- Rural Residential areas are characterized by single-family homes on large lots, abundant open space, pastoral views, and a high degree of separation between buildings.

Village

FORM AND PATTERN

Primary Land Uses

Single-family detached

Secondary Land Uses

Farming / Agriculture

Residential Density

0.50 - 1 du/ac (single-family)

5-20 acre lots are common

Non-residential Intensity

Less than 0.10 FAR

District Characteristics

Large lot, single-family, winding roads, natural landscape, direct access to main road, limited connectivity between lots, no commercial/public activities within walking distance

Site Characteristics

Abundant open space, pastoral views, large separation between buildings, buildings face toward highways with private driveway

- Buildings at the edges of most rural residential areas are generally oriented toward state or county roads and have direct access to the adjacent road through a private driveway.

Building Characteristics

- Buildings are one to two stories high.
- Buildings range from historic farm houses and barns to new residential development.

Mix of Uses

75% Single-family residential

10% Parks / Open Space

15% ROW / Infrastructure

Average Scale

Over 10 acres



FIGURE 12: EXAMPLE OF VILLAGE

Image Source: Google Maps 2016

District Characteristics

- Villages are characterized as small rural communities of primarily single-family homes in a walkable environment located within 1/4 mile radius of a mixed-use core.
- Often includes a park and some civic or religious uses, along with one or two businesses/industrial operations at the perimeter of the village along a major roadway.

Site Characteristics

- Building setbacks are flexible to the range of uses and densities. The mixed-use core should have small block sizes to accommodate the denser mix of commercial, retail and office uses.
- On-street parking is suggested in the mixed-use core and higher-density residential areas. Where garages are present, they should be set to the rear or side of a

FORM AND PATTERN

Primary Land Uses

Single-family detached

Secondary Land Uses

Office, commercial, civic/inst., industrial, parks, accessory residential, attached residential

Residential Density

0.50 - 4 du/ac (single-family)

Non-residential Intensity

0.20 - 1.0 FAR

District Characteristics

Small rural communities, single-family, walkable environment, mixed-use core, often includes: park, civic or religious uses, few businesses/industrial operations at perimeter along major roadways

Site Characteristics

Flexible building setbacks, mixed-use core with small block sizes, denser mix of commercial, retail, & office uses, on-street parking, garages present to rear/side of residences

residence so that they do not dominate the residential frontage.

Building Characteristics

- Buildings are one to three stories high and represent historic architectural styles from the eras of the subdivisions, often including early farmstead, Victorian, and Arts and Craft Styles. Ranches and contemporary suburban architecture may also be found.

Mix of Uses

65% Single-family residential

10% Commercial/Industrial/Institutional

10% Parks / Open Space

15% ROW / Infrastructure

Average Scale

125 acres/.25 mile radius
approximately

Conservation Subdivision



FIGURE 13: EXAMPLE OF CONSERVATION SUBDIVISION

Image Source: Google Maps 2016

District Characteristics

- Conservation Subdivisions are semi-rural subdivisions composed of single-family and two-family homes. The clustering of homes provides permanently protected common open space, which is intended to protect farmland and/or natural resources, or provide functional open spaces to the development.
- For both urban and rural situations, important land and natural resources can be protected by distributing residential building sites within an area most suitable for development.
- Street pattern is curvilinear or irregular and street length and width is minimized.

Site Characteristics

- Homes are clustered in the most accessible or buildable locations of a larger parent plot, building lots may be regular or irregular in

FORM AND PATTERN

Primary Land Uses

Single-family detached and two-family homes

Secondary Land Uses

Farming / Agriculture or Natural Areas, alternative energy

Residential Density

1 - 2 du/ac (single-family)

Non-residential Intensity

N/A

District Characteristics

Semi-rural with single-family & two-family, clustering of homes, common open spaces, distributed densities, curvilinear/irregular street pattern, minimized street length & width

Site Characteristics

Buildings on most accessible/buildable location of larger parent lot, regular or irregular lot shapes/sizes, homes may face local street

size and shape, homes may face a local street, and are surrounded by large amounts of common open space and uninterrupted view of the surrounding countryside.

Building Characteristics

- Buildings are one to two stories high and are traditional style homes.

Mix of Uses

By land area

25% Single-family residential

70% Parks / Open Space

5% ROW / Infrastructure

Average Scale

More than 10 Acres

Traditional Neighborhood



FIGURE 14: EXAMPLE OF TRADITIONAL NEIGHBORHOOD

Image Source: Google Maps 2016

District Characteristics

- Traditional Neighborhoods are characterized by a pattern of small, walkable blocks and an interconnected street grid with a high level of connectivity.
- Predominantly single-family neighborhoods, with mixed-lot sizes, are clustered around a town center and civic/institutional uses.
- Allows for a mix of single-family detached, attached-single family and multi-family buildings.
- Streets often have narrower cross-sections and sidewalks creating a more pedestrian friendly environment.
- In more intense traditional neighborhoods, mid-block alleys can be used to enhance access to individual properties.

FORM AND PATTERN

Primary Land Uses

Single-family detached, two-family and three-family residential units, townhomes

Secondary Land Uses

Multi-family residential (apartments, condos), commercial, civic/institutional

Residential Density

3 - 5 du/ac (single-family),
8 du/ac (multi-family)

Non-residential Intensity

0.30 - 0.70 FAR

District Characteristics

Small walkable blocks, interconnected street grid, connectivity, single-family neighborhoods predominate, mixed lot sizes, homes clustered around town center & civic/institutional uses, attached & detached homes, narrow cross-sections, sidewalks, mid-block alleys

Site Characteristics

Setbacks & site configurations depend on building size, buildings face street, garages located behind façade, pocket & neighborhood parks

- Building sites and lots are small and there is relatively high building coverage. Density is reasonably high density, which in turn frees green space for public use as an amenity.

Site Characteristics

- Setbacks and site configurations vary slightly depending on the building size and lot. Buildings are oriented toward the street.
- Buildings are oriented toward the street and garages, when present, are located behind the main façade and are often detached.
- Pocket and neighborhood parks may vary in scale but are intended to serve local residents as recreational and gathering space.

Building Characteristics

- Buildings are commonly one to two stories. Three- to five-story buildings may be appropriate in some locations, particularly close to Town or Neighborhood Centers, as transition, and to accommodate smaller concentrations of higher density development.
- Buildings in existing Traditional Neighborhoods typically are of a traditional architectural style based on the era in which they were built. New and infill buildings should maintain traditional proportions and details common in the existing block.
- In new development, modern architectural styles are appropriate. Typically, buildings have a narrower façade facing the primary street of address, and gain area in depth, in proportion to the lot on which they are situated.
- Front porches are common.

Mix of Uses

50%	Single-family residential (on various lot sizes)
10%	Multi-family residential (including town houses, 2 and 3-family houses, and 4-8 unit buildings)
5%	Commercial
5%	Civic / Institutional
15%	Parks / Open Space
15%	ROW / Infrastructure

Average Scale

40 or more acres (quarter-mile square)
A civic or small neighborhood commercial center will repeat about every quarter-mile within adjacent Traditional Neighborhoods.

Suburban Neighborhood



FIGURE 15: EXAMPLE OF SUBURBAN NEIGHBORHOOD

Image Source: Google Maps 2016

District Characteristics

- Suburban Neighborhoods are composed of a mix of housing types with low-to-high density residential home sites.
- A curvilinear street network with the use of cul-de-sacs creates a semi-regular to irregular blocks or pods of home sites.
- Streets have a narrow to moderate cross section. Sidewalks and paths are provided on at least one side of the street and paths may be provided through common open spaces.
- Districts may include sub-districts of different housing types including single-family detached, townhouses, and multi-family structures.

Site Characteristics

- Individual lots are uniform in size (either rectangular or irregular in shape).
- Buildings typically are located in the center of lots with regular front and side yard setbacks. Garages are typically attached and may be side or front loading.

FORM AND PATTERN

Primary Land Uses

Single-family detached homes

Secondary Land Uses

Multi-family residential (townhomes, some apartments and condos)

Residential Density

1.5 - 7 du/ac (single-family)

12 - 15 du/ac (multi-family)

*Discuss density ranges

Non-residential Intensity

N/A

District Characteristics

Mixed housing types, low-to-high density sites, curvilinear street network, cul-de-sacs, narrow/moderate cross-sections, sidewalks, sub-districts of different housing types

Site Characteristics

Uniform lot sizes, building in center of lot, attached garages, passive open space, sidewalks

- Open space is passive and sidewalks and paths should be built on at least one side of the street and through common open space.

Building Characteristics

- Buildings are one to three stories high and should be similar in style and scale to surrounding neighborhoods.
- Wide lots allow for wider front facades than in a traditional neighborhood development.
- Attached garages are typically front or side loading with substantial driveways occupying front and side yards.

Mix of Uses

65% Single-family Residential

5% Multi-family Residential

10% Parks / Open Space

20% ROW / Infrastructure

Average Scale

60 or more acres

Multifamily Residential

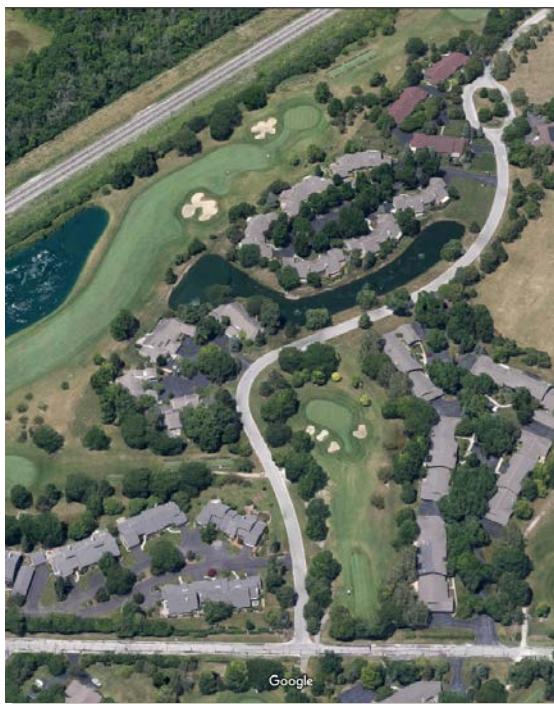


FIGURE 16: EXAMPLE OF MULTIFAMILY RESIDENTIAL
Image Source: Google Maps 2016

District Characteristics

- Multi-Family Residential is generally formed by complexes or communities that support high intensity residential building types, such as townhomes, apartments, condominiums and senior housing.
- Large parking lots and low street connectivity are common in Multi-Family Residential areas.
- Open spaces and landscaping along the perimeter or edges of developments act as a buffer from commercial or higher intensity development, and to screen the uses from adjacent single-family residential uses.

Site Characteristics

- Buildings are aligned along a corridor, and are typically configured around internal roads and open space.
- Buildings may be connected by common spaces such as hallways, causeways, or covered walkways.

FORM AND PATTERN

Primary Land Uses

Multi-family residential (townhomes, apartments and condos, senior housing)

Secondary Land Uses

Civic / institutional

Residential Density

8 - 16 du/ac (multi-family)

Non-residential Intensity

N/A

District Characteristics

Complexes or high intensity residential building types (townhomes, apartments, senior housing), large parking lots, low connectivity, open spaces & landscaping buffers/screen from adjacent uses

Site Characteristics

Buildings aligned along a corridor, internal roads, buildings connected by common space & clustered around common yard/feature (pools, club houses)

- Clusters of buildings typically surround shared yards, common features like club houses, pools, or water features.
- Subdivision patterns and individual lots are of little importance as ownership is consolidated or condominium where no land is associated with the residential unit. Building spacing should be influenced by light and fire clearance requirements.

Building Characteristics

- Buildings are one to four stories high and should have finished facades that face the private or public right-of-way.

Mix of Uses

70% Multi-family residential

10% Parks / Open Space

20% ROW / Infrastructure

Average Scale

10 or more acres

Neighborhood Commercial



FIGURE 17: EXAMPLE OF NEIGHBORHOOD COMMERCIAL

Image Source: Google Maps 2016

District Characteristics

- Neighborhood Commercial is characterized by a locally-oriented concentration of retail, office and service uses that are typically located at busy arterial intersections within neighborhoods or at their perimeter.
- This subdistrict may occupy the four corners of an intersection, or only one lot within a neighborhood.
- Uses are intended to service the daily needs of the surrounding residential neighborhoods.
- The district characteristics should be influenced by the larger parent district (Traditional Neighborhood, Town Center, Suburban Neighborhood, Farmland, Village, etc.)
- Neighborhood commercial may be used as a transition between residential neighborhoods and more intense business districts.

FORM AND PATTERN

Primary Land Uses

Commercial / retail, office

Secondary Land Uses

Civic / institutional

Residential Density

N/A

Non-residential Intensity

0.15 - 0.30 FAR

District Characteristics

Locally-orientated retail, office, & service uses (for daily needs of surrounding neighborhoods), at four corners of intersection or one lot within neighborhood, commercial used as transition between residents and intense districts

Site Characteristics

Minimal setbacks, surface parking at rear of buildings, large parking lots shared with multiple uses, on-street parking, public plaza or pocket park at the core of the district

Site Characteristics

- The buildings should be concentrated at the main arterial intersection to provide a sense of spatial enclosure, and prominence within the neighborhood.
- Setbacks should be minimized or similar to the setbacks on adjacent lots in neighborhoods. Surface parking should be placed at the rear of buildings, shielded from the sidewalk and arterial streets. Large surface parking lots should be placed within the interior of blocks and arranged to maximize sharing between multiple uses. On-street parking is encouraged.
- A public plaza or pocket park is the most appropriate type of open space and should be established as public civic space at the core of the district.

Building Characteristics

- Buildings are one to two stories high and should integrate in scale and architectural style with the surrounding neighborhood.
- The scale of the buildings should be similar to that of adjacent homes.
- Mixed-use structures and the adaptive reuse of an existing residential structure are encouraged.

Mix of Uses

60%	Commercial
5%	Civic / Institutional
15%	Parks / Open Space
20%	ROW / Infrastructure

Average Scale

15 acres maximum

Hamlet/Crossroads



FIGURE 18: EXAMPLE OF HAMLET

Image Source: Google Maps 2016

District Characteristics

- A Hamlet/Crossroad is the rural equivalent of a Neighborhood Commercial development type with a small amount of associated residential.
- Hamlets/Crossroads are typically focused around a crossroads or near a rail line.
- Hamlets/Crossroads are characterized by the development of the four quadrants of a rural street intersection, and are usually focused around a rural business, a historic landmark, church, or civic use (i.e. schools, post office).
- Small-scale commercial businesses, such as gas stations, convenience stores, or restaurants, serve some daily needs of the surrounding rural residents.
- Hamlets/Crossroads can serve as the central focus for commercial activity within a rural area. When the rural areas around a hamlet develop they can transition to a Village Development type.

FORM AND PATTERN

Primary Land Uses

Commercial

Secondary Land Uses

Single-family homes, Civic / institutional

Residential Density

Up to 6 du/ac (single-family)

Non-residential Intensity

0.20 - 1.0 FAR

District Characteristics

Focused around crossroads or near rail line, development of four quadrants of rural street intersection focused around rural business, historic landmark, church, or civic use; small scale commercial businesses for daily needs, minimal local road network, direct access to major arterial roadways from lots

Site Characteristics

Uses are clustered, no open space reserved, homes located in front of lots, relatively high densities

- Minimal local road networks are present; lots have access directly from major arterial roadways.

Site Characteristics

- Uses are often clustered and no open space is reserved.
- Residential densities are relatively high for rural areas, and typically the homes are situated on frontage lots of various sizes with direct access to a major road.

Building Characteristics

- Buildings are one to three stories high.

Mix of Uses

45%	Single-family residential
25%	Commercial
10%	Civic / Institutional
0%	Parks / Open Space
20%	ROW / Infrastructure

Average Scale

15 acres

Mixed-Use Town Center

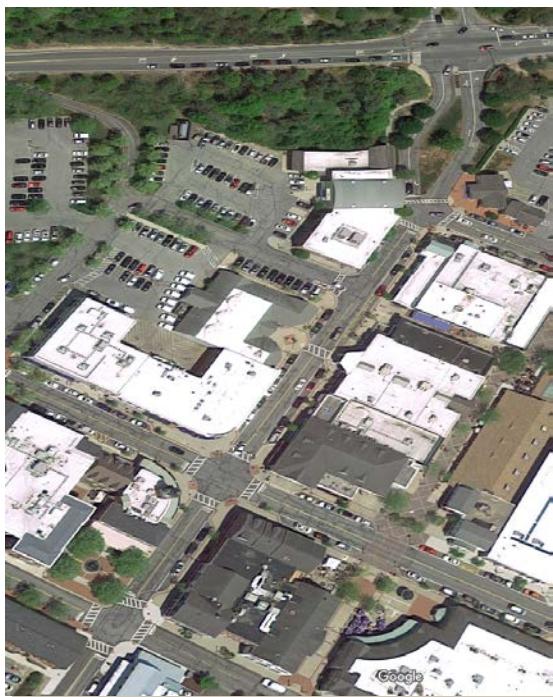


FIGURE 19: EXAMPLE OF MIXED USE TOWN CENTER
Image Source: Google Maps 2016

Mixed-Use Business/Town Centers are the proposed development form to accommodate commercial, office and entertainment businesses in conjunction with residential units and neighborhoods.

District Characteristics

- A Mixed-Use Business / Town Center is an urban-style destination intended to serve as a center to live, shop, work and play in the community.
- The higher intensity multi-story apartments, condominiums, retail, entertainment and office uses are intended to cater to an 'urban' lifestyle, providing a comfortable pedestrian environment of blocks based on a grid or intersecting perpendicular street pattern.
- The higher-intensity residential areas are encouraged within close walking distance to the main arterial.
- The district should include internal street networks with regular to semi-regular blocks.

FORM AND PATTERN

Primary Land Uses

Office, commercial/retail, Multi-family residential (apartments, condos, senior housing)

Secondary Land Uses

Civic / institutional, alternate energy

Residential Density

6 - 12 du/ac (multi-family)

Non-residential Intensity

0.50 - 1.5 FAR

District Characteristics

Urban style, center to live, shop, work, & play, multistory apartment, condos, retail, entertainment, & office uses, higher intensity residential areas, internal street networks, plaza, sidewalks, on-street parking, shared parking structures & lots

Site Characteristics

Buildings create street wall, central square/main street, parking behind buildings or in structure, public plaza, pocket and neighborhood parks

- A Mixed-Use Business/Town Center should at a minimum include the following components:
 - A central concentration of mixed use buildings including retail and service uses on the ground floor, office, services, and residential units on upper stories.
 - A common open space or plaza.
 - Sidewalks and on-street parking.
 - Shared parking structures and lots.
 - Further from the core, single use commercial buildings, and residential blocks of town houses or multi-family buildings.
 - Traditional Neighborhoods may be built adjacent to a Mixed-Use Business/Town Center to expand the scale and accommodate additional residential growth.

Site Characteristics

- Buildings should be arranged to create a consistent street wall close to sidewalks, and organization of buildings around a central square or main street is encouraged.
- Parking is placed in structures or in surface lots behind buildings to create a more pedestrian-friendly environment, which includes well-connected sidewalks, bike lanes, planting strips and street furniture.
- A public plaza is the most appropriate type of open space and should be established as public civic space at the core of the town center. Pocket parks and neighborhood parks may be established in surrounding areas.

Building Characteristics

- Buildings are one to three stories high and can display traditional architectural characteristics, however modern or vernacular architecture can influence the style of buildings, however, human proportions should be reflected in the architecture.

- Buildings should incorporate human scale elements.
- Windows and doors should be arranged to provide transparency along the street wall and create a regular pattern in each building.
- Multi-story, mixed-use buildings with structured, underground, or internal parking areas are encouraged.

Mix of Uses

45%	Commercial
15%	Multi-family Residential
5%	Civic / Institutional
15%	Parks / Open Space
20%	ROW / Infrastructure

Average Scale

30 or more acres

Interstate Highway

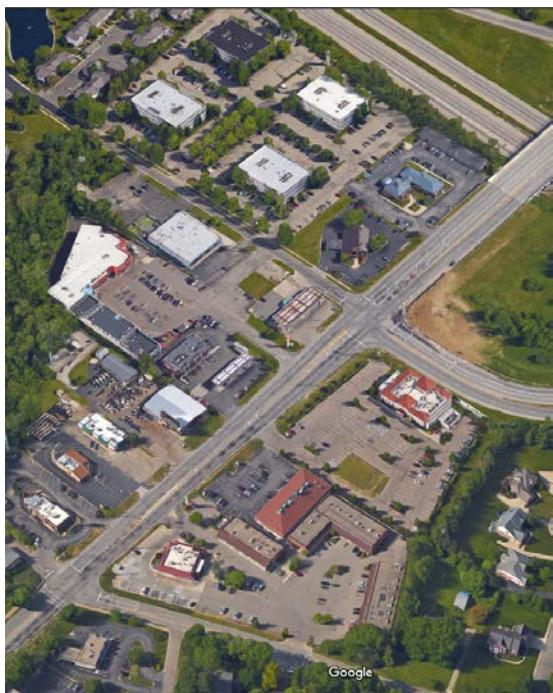


FIGURE 20: EXAMPLE OF INTERSTATE HIGHWAY

Image Source: Google Maps 2016

Interstate Highway development types describe the location of a place more than the form of the place. Since the form of each interchange will vary based on the existing development pattern, the mix of proposed uses, and the availability of other utilities and services, these locations should be considered for more focused master planning. It is recommended that the county undertake a study of the land within one quarter mile of each of the exits to prepare a coordinated transportation network, development pattern and access management plan.

District Characteristics

- Interstate Highway Districts may share characteristics with Special Districts or Mixed-Use Town Centers.
- Interstate Highway is intended for the development of the four quadrants of an interchange, intended to serve as a first impression “gateway” into the community.
- The district serves as a regional economic engine with large employment populations,

FORM AND PATTERN

Primary Land Uses

Commercial, office, research park

Secondary Land Uses

Townhomes, single-family clustered homes, civic/institutional, light industrial, Alternate Energy

Residential Density

6 - 8 du/ac (single-family)

Non-residential Intensity

0.20 - 1.0 FAR

District Characteristics

Four quadrants development, “Gateway” into the community, large employment populations & variety of uses (office complexes, commercial, research parks), accommodates high volumes of vehicular traffic, multi-modal transportation options, parallel access roads & master planned developments

Site Characteristics

Variety of development, structured or deck parking to preserve open space

and a variety of uses, such as office complexes, commercial, research parks.

- With their location in close proximity to major vehicular transportation gateways, the Interstate Highway District should be designed to accommodate high volumes of vehicular traffic.
- Careful use of access management from the primary roadway or interchange is essential to maintain adequate traffic flow.
- As key hubs for travelers, interstate highway districts should incorporate multi-modal transportation options so travelers can switch travel modes easily within their boundaries.
- Frontage lots with direct access to the local road with ramp access are discouraged within 1/8th mile of the ramp intersections and interchange. Parallel access roads and master planned developments are the preferred approach for developing land at the exits, to maintain safe traffic flow on the highway and local roads.

Site Characteristics

- The site should vary to accommodate the variety of development that occurs around the interchange.
- A one mile square master plan should be completed for each Interchange/Exit to coordinate access management with development forms appropriate to capitalize on the high visibility easy access locations.
- Surface parking is discouraged; structured or deck parking is preferred to preserve open space.
- Integration of renewable energy production should be considered for parking deck and building roofs.
- Use of pervious paving and surfaces should be integrated into the site.

Building Characteristics

- Buildings are one to three stories high and architectural themes should be developed for each Interchange quadrant area. Taller buildings may be appropriate to accommodate higher density office buildings.

Mix of Uses

The mix of use varies by location, but may include an array of other development types described in these Guidelines.

Average Scale

A minimum of one-quarter mile from highway right of way.

Special Districts



FIGURE 21: EXAMPLE OF A CAMPUS/SPECIAL DISTRICT

Image Source: Google Maps 2016

The Special District Development type applies to any development form that has its own unique internal layout of streets, blocks, and buildings typically owned or designed by a single entity.

District Characteristics

- Special Districts are intended to support large numbers of employment uses, and will take different forms based upon the use and the intensity of the use.
- Most suitably located near but just off major roads and highways, Special Districts could include such uses as: educational campuses, industrial and business parks, office parks, or expo centers.
- A local road network will be required to accommodate heavy freight traffic where industrial uses are concentrated, and high levels of vehicular traffic during peak rush hours for office and educational districts.
- Multi-modal transportation options should also be integrated in these districts to provide alternative travel to and from these destination districts.

FORM AND PATTERN

Primary Land Uses

Education campuses, office parks, light industrial complexes, or expo centers

Secondary Land Uses

Commercial, Open Space, Transportation, Ports, and Terminals, Alternate Energy

Residential Density

N/A

Non-residential Intensity

0.25 - 1.0 FAR

District Characteristics

Large number of employment uses, located near major roads and highways, and multi-modal transportation options

Site Characteristics

Buildings situated in a “campus-like” arrangement, surface parking at rear of buildings, and access to campus

Site Characteristics

- Buildings located internal to a Special District and situated in a “campus-like” arrangement should be drawn closer to the street for optimal pedestrian access between adjacent buildings.
- Surface parking should be placed to the rear of buildings, shielded or screened from the sidewalk and the street.
- Access to the campus should be compatible with surrounding uses and development should include necessary buffering or transitions from adjacent uses.

Building Characteristics

- Architecture will be the product of the district’s function and will vary in each special district.

Mix of Uses

Varies by primary use and function.

Average Scale

20 acres or more

Corridor Commercial

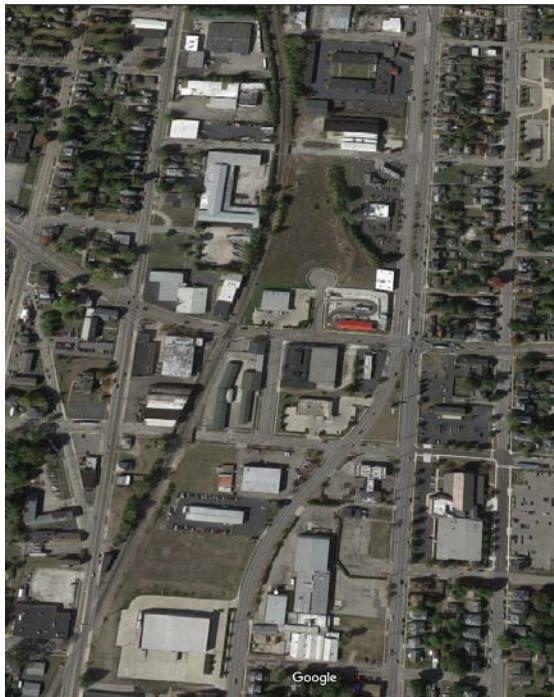


FIGURE 22: EXAMPLE OF CORRIDOR COMMERCIAL

Image Source: Google Maps 2016

This development type should be used sparingly and is not encouraged as a prominent form for future subdivision or development. It may be appropriate within suburban or traditional neighborhoods in limited amounts in infill/redevelopment context. Major corridors (arterials, and collectors) should not be dominated by extensive corridor commercial development because of the access management issues.

District Characteristics

- Corridor Commercial is highway and auto-oriented development composed of a mixture of commercial, retail and services that are adjacent to or near major arterials.
- Districts are linear and follow a major corridor.
- This development type will draw customers from a more regional service area than the Neighborhood Commercial, and will not have as strong a relationship with nearby residential neighborhoods.

FORM AND PATTERN

Primary Land Uses

Commercial, retail

Secondary Land Uses

Office

Residential Density

N/A

Non-residential Intensity

0.10 - 0.15 FAR Rural areas

0.15 – 0.50 Suburban areas

District Characteristics

Highway & auto-oriented, mix of commercial, retail, & services, linear districts that follow a major corridor, not a strong relationship with nearby residential neighborhoods

Site Characteristics

Single-lot buildings with large setbacks, surface parking at rear or side of buildings, low densities

Site Characteristics

- Corridors generally have a single-lot depth and have large setbacks from the road to accommodate for surface parking lots. Surface parking is encouraged to be located to the rear or side of the building.
- Densities are relatively low, may be increased by requiring smaller side setbacks and providing incentives to build taller buildings with smaller footprint sizes.

Building Characteristics

- Buildings are generally one to three stories. It is recommended that buildings facades follow a local vernacular-style of design and materials.

Mix of Uses

Primarily commercial - retail, services, hospitality - with some civic and institutional uses, and parks.

Average Scale

20 acres

Industrial



FIGURE 23: EXAMPLE OF INDUSTRIAL

Image Source: Google Maps 2016

Industrial Parks would be developed under the Special District Place type as a campus with internal circulation. Industrial development types address free-standing single building industrial development with access from a major corridor.

District Characteristics

- The Industrial development type is typically located near major roads, highways, and railways. These sites may include manufacturing centers, warehouse and distribution centers and assembly operations.
- The Industrial areas are intended to provide opportunities to concentrate employment and thus to help maintain and increase the amount of employment in the region.
- The location of industrial districts is appropriate along rural corridors and should be designed to consider the surrounding uses and the potential impacts on residential and farming operations in terms of noise, odor, or transportation implications.

FORM AND PATTERN

Primary Land Uses

Light and heavy industrial, warehousing and manufacturing activities

Secondary Uses

Alternate Energy

Residential Density

N/A

Non-residential Intensity

0.10 - 0.20 FAR

District Characteristics

Located near major roads, highways, & railways, sites include: manufacturing centers, warehouses, & distribution centers and assembly operations,

Site Characteristics

Often buffered from surrounding development with transitional uses or landscaped areas, buildings clustered

Site Characteristics

- They are often buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from nearby properties and roads.
- Buildings should be clustered so that uses that support or serve one another are located in the same areas.

Building Characteristics

- Buildings are generally one to two stories and have large footprints.

Mix of Uses

Manufacturing and agricultural processing

Average Scale

20 acres

SECTION 3: IMPLEMENTATION

IMPLEMENTATION WORK PLAN

Many of the plan recommendations imply that the County either continue or shift efforts in everyday administration of land use policies which should require little resource allocation, other than to consciously address the plan recommendations. On the other hand some of the recommendations will require the County departments to undertake work, develop programs, or establish projects or studies to continue the implementation of the plan. While it is important to have a long-term guide for the County, it is also important that the County consider preparing an annual work plan for implementation of the plan recommendations based on available resources or current issues.

An initial work plan highlighting the short term actions and the long term and ongoing actions is provided on the following page. The second part of the Implementation Section includes a library of implementation tools the County may reference in the execution of the work plan.

Short Term

Effort

Start soon, target completion in the next 6-18 months.

Economic Development

Department
Wood County Planning
Wood County Economic Development

Long Term & Ongoing

Start when needed, or continue ongoing efforts. Target completion 2-10 years from adoption of the plan.

Continue ongoing economic development efforts

Encourage Townships to support economic development through updated land use plans

Continue improvements through CDBG funding

Regulations

- Prepare model riparian buffer regulations
- Address drainage maintenance and ditch dedication in Subdivision Regulations
- Offer assistance to Townships to evaluate regulations for obstacles to infill and redevelopment

Department
Wood County Planning
Wood County Engineer

Plans

Coordinate utility plans with land use plan

Department
Northwestern Water & Sewer District

Department
Each department with a strategic plan

Update strategic plans (on 5-year cycles)

Collaboration and Intergovernmental Coordination

Department
Wood County Planning

Encourage Township Plan Updates*

Identify Joint Area Plans, Small Area Plans, or Corridor Plans for further study*

* Also require intergovernmental coordination

Continue to actively improve partnering with regional jurisdictions

Continue collaboration with Black Swamp Conservancy

Continue collaboration with Soil & Water Conservation District

Support Resources Program

Establish a Land Suitability for Septic Systems Toolkit on the Planning Commission Website

Establish an Agricultural Incentives Toolkit on the Planning Commission Website

Establish a Renewable Energy Toolkit on the Planning Commission Website

Establish an Infill and Redevelopment Toolkit on the

Department
Wood County Planning

SECTION 3: IMPLEMENTATION

IMPLEMENTATION TOOLBOX

A toolkit to guide Wood County in the implementation of the Future Land Use Plan including policy actions and programs related to sustainability, agricultural productivity, employment and economic development, natural and cultural resources conservation, and growth management – guiding principles espoused by the Wood County Future Land Use Plan.

TOOLBOX CATEGORIES

- Sustainability
- Agricultural Production
- Employment and Economic Development
- Recreation, Natural and Cultural Resource Protection
- Growth Management

Note: Many tools apply to more than one category/guiding principle.

Introduction

The following is a toolbox of actions, programs, and regulations Wood County might consider undertaking to achieve the plan's vision for the future. These tools are organized around the key guiding principles of the plan and are designed to assist in accomplishing the adopted goals, principles, and strategies.

Sustainability

Sustainability for future generations is essential to the continued prosperity of Wood County. These tools share best practices that may be applicable in the county to help support more sustainable development practices and consider energy, water resources, efficient land development patterns, and the recognition of the implications of transmission pipelines.

Agricultural Production

Agriculture is part of the county's heritage and a fundamental component of its economy. This section identifies existing and potential tools to support the continuation of agricultural production and provides examples of land conservation, soil and water management tools and programs.

Employment and Economic Development

Employment is anticipated to continue growing in the county, as Wood County captures a bigger share of the region's population and employment. The county's significant transportation infrastructure provides an attractive location for distribution and warehousing. This section provides tools related to site preparation, incentives, and incubators.

Recreation, Natural and Cultural Resource Protection

As the county's population grows the demand for parks and public open spaces increases while at the same time a perception of loss of open areas to developments changes the overall character of the county. Additional development can also have impacts on the natural systems in the county that include water systems, wildlife habitat, and areas for hunting and fishing. This section provides tools related to land acquisition, parks and open space retention and acquisition, and natural and cultural resource conservation.

Growth Management

While development demand is anticipated to continue in Wood County for the next 20 years, the actual population and employment growth of the Toledo region are expected to be flat through the planning horizon. The county has some commercial corridors and area of older housing stock that offer redevelopment potential. This section provides tools related to land development practices, and incentives encourage redevelopment and infill.

Sustainability

Sustainability for future generations is essential to the continued prosperity of Wood County.

Energy Efficiency and Renewable Energy Tools

Farms, small businesses and residential energy consumers in Ohio have access to a variety of tools to help control energy costs that utilize established and emerging renewable energy technologies and a variety of fuels options (coal, nuclear and renewables). Most of these tools can be employed by individuals or communities. Wood County has already established several measures to support renewable and efficient energy production and use.

Green Energy Ohio (GEO)

A not-for-profit organization dedicated to promoting environmentally and economically sustainable energy policies and practices in Ohio. The organization promotes renewable energy (solar, wind, biomass & low-impact hydro) statewide by acting as a clearinghouse to inform Ohioans on sustainable energy. GEO's website, publications, and conferences offer extensive educational opportunities and access to programs, grants, and methods for implementation. Many of the tools promoted by GEO are made possible through other Ohio efforts such as the Ohio Farm Bureau, and the Ohio Power Siting Board.

For more information:

Green Energy Ohio

<http://www.greenenergyohio.org/page.cfm?pageID=3937>

Consumer Options and Energy Incentive Programs

Although the Ohio law establishing energy efficiency resource standards was overturned in 2014, many utilities continue to offer energy efficiency programs. As of 2014, Ohio utilities budgeted almost \$190 million across their various offerings to promote customer energy efficiency. The U.S. Office of Energy Efficiency & Renewable Energy provides information to consumers and communities about available programs and incentives.

For More Information on incentive programs:

Energy.gov

<http://energy.gov/eere/femp/energy-incentive-programs-ohio>

Energy efficiency and renewable energy can be tackled by utility providers and the community but there are also tools available to consumers to help their homes and businesses consume less energy or produce renewable energy: The following are some specific options consumers in Wood County could consider.

- **On-Site Generation:** Individual energy consumers have the ability to install on-site generation using any one of a number of technologies (liquid fuels, natural gas, gaseous fuels and renewables) to help control their energy costs.

- **Customer Friendly Interconnection:** As long as on-site generation technologies use equipment approved by Underwriters Laboratories (UL) and the American Council of Electric Engineers (ACEE), the system can be easily interconnected with the local utility distribution network.
- **Net Metering:** Consumers using approved customer-friendly interconnection procedures will receive a credit and/or refund on a 1:1 basis with the utility for surplus generation delivered into the local distribution system. In short, the credit will equal the basic \$/kWh charge as found on the electric bill.
- **Demand Side Management/Energy Efficiency (DSM/EE):** Any program or service employed by the consumer to efficiently reduce their electric use will not impact any net metering agreement or energy service contract between the consumer and the utility.
- **Leases, Easements and Energy Contract Provisions:** Individual landowners throughout Ohio still have basic rights to enter into mutually beneficial leases, easements and contracts with energy project developers and service providers. These agreements contain benefits for the landowner. Projects provide benefits for the community. Individual consumers can contact for market sourced generation from a variety of fossil and renewable resources, too.

For more information:

Energy.gov

<http://energy.gov>

Ohio Power Siting Board Jurisdiction

The Ohio Power Siting Board (OPSB) establishes rules and procedures are for evaluating development of utility scale generation and transmission facilities in Ohio. OPSB rules give local governments, community groups and individuals direct participation into this evaluation and approval process, including development of utility scale generation and transmission facilities. Wood County is engaged as an OPSB Jurisdiction; this position allows for local control and management of the impacts on land use, economic development and sustainability in the County.

For more information:

Ohio Power Siting Board

<http://www.opsb.ohio.gov/opsb/>

Community Aggregation

Local governments (municipalities, counties and townships) have the ability to employ Ohio's community aggregation service process to help their citizens use self-help aggregation to contract electric and natural gas rates. Moreover, community aggregation allows local governments to contract for specific sources (traditional coal and nuclear, mixtures of fossil and renewable fuels, or pure use of renewables) for generation most preferred by their citizens.

For more information:

First Energy Solutions: Electric Aggregation Program
<https://www.fes.com/content/fes/offers/ohio/woodcounty.html>

Local Zoning

Residents and local governments/leaders have the authority to develop community plans and zoning regulations to guide on-site power generation facilities with a capacity less than five megawatts. Wood County has a model zoning code for wind energy which has been adopted in several townships, and is working on a model code for solar energy production. The County Planning Commission encourages the townships and cities to take advantage of these tools to address local concerns and projects, even recently granting tax abatement for a plan to build Ohio's largest solar farm just north of Bowling Green.

For More Information on model zoning regulations:

Wood County Planning Commission
<http://planning.co.wood.oh.us/zoning/>

Qualified Energy Conservation Bonds (QEBC)

A Qualified Energy Conservation Bond (QEBC) is a bond that enables qualified state, tribal, and local government issuers to borrow money at attractive rates to fund energy conservation projects . A QEBC is a low-cost public financing tool because the U.S. Department of the Treasury subsidizes the issuer's borrowing costs. The U.S. Department of Energy provides a substantial toolkit online with additional information and resources pertaining to their use.

For more information:

U.S. Department of Energy Office of Energy Efficiency & Renewable Energy
<http://energy.gov/eere/slsc/qualified-energy-conservation-bonds>

Energize Ohio: The Ohio State University Extension

<http://energizeohio.osu.edu/incentives/qualified-energy-conservation-bonds>

Energy Special Improvement Districts (SID)

An Energy SID can be used by individual and groups of property owners to establish plans for the development of alternative energy and energy efficiency improvements, including solar photovoltaic, solar thermal, geothermal, wind, biomass, natural gas and other energy efficient technologies. Energy SIDs can also be formed as districts including noncontiguous property. A special method of financing called Property Assessed Clean Energy (PACE) financing can be used to establish funding for the improvements in an Energy SID.

For more information on SIDs:

Energy.gov
<http://energy.gov/savings/local-option-special-energy-improvement-districts>

Property Assessed Clean Energy (PACE) Bonds

The PACE financing tool can be used by property owners to finance energy efficiency and renewable energy improvements on their properties. PACE is also a useful tool for municipalities, school districts, counties and townships for funding deferred maintenance or to update or supplement their power sources.

For more information on PACE bonds in Ohio:

Energize Ohio, Ohio State University Extension

<http://energizeohio.osu.edu/incentives/property-assessed-clean-energy-pace-financingspecial-energy-improvement-districts-sid>

Water Quality /Stormwater Management

Nonpoint source pollution (NPS) is the leading cause of water quality problems. Nonpoint source pollution generally results from land runoff, precipitation, atmospheric deposition, drainage, seepage or hydrologic modification. NPS pollution comes from many diffuse sources and has harmful effects on drinking water supplies, recreation, fisheries and wildlife.

In rural areas, agricultural activities such as poorly managed animal feeding operations and manure, overgrazing, improper plowing and fertilizer application are the leading source of water quality impacts. In urban and suburban areas, much of the land surface is covered by buildings, pavement and compacted landscapes which greatly increases stormwater runoff also contributing to increased sediment and pollutants entering the surface water systems.

In Wood County, water quality and stormwater management are addressed across departments and divisions but three agencies in particular offer tools and support for Water Quality improvements and stormwater management:



The Wood County Soil and Water Conservation District is dedicated to the protection and restoration of the natural environment by establishing the needs of natural resources and implementing programs to protect and develop these resources.

<http://www.woodswcd.com/>

The Wood County Engineer is responsible for ditches under county maintenance, which includes the cleaning, repair, and construction of to ensure proper drainage. The Wood County Engineer is also responsible for the monitoring and maintenance of three county retention/detention ponds, four pump stations, and 12 subdivision storm sewers; and oversees the County's Storm Water Management Program. Other responsibilities include the approval of changes in maintenance watershed drainage, septic permitting and field training.

<http://engineer.co.wood.oh.us>





Wood County
Planning Commission

WCPC

The Wood County Planning Commission is the lead agency in charge of administering permits and regulating all development located within Special Flood Hazard Areas (SFHA) in the County. These SFHA areas are areas designated by the Federal Emergency Management Agency (FEMA) as areas that are prone to periodic flooding. The Planning Commission also maintains and implements the Wood County Subdivision Regulations and references the Wood County Subdivision Site improvement Manual from the engineer's office.

<http://engineer.co.wood.oh.us>

National Water Quality Initiative (NWQI)

In 2012, the United States Department of Agriculture (USDA) and the Natural Resources Conservation Service (NRCS) launched the National Water Quality Initiative (NWQI), in collaboration with the Environmental Protection Agency (EPA) and state water quality agencies, to reduce nonpoint sources of nutrients, sediment, and pathogens related to agriculture in small high-priority watersheds in each state. NWQI provides a means to accelerate voluntary, private lands conservation investments to improve water quality with dedicated financial assistance through NRCS's Environmental Quality Incentives Program (EQIP) and Clean Water Act Section 319 or other funds to focus state water quality monitoring and assessment efforts.

For more information:

Environmental Protection Agency

<https://www.epa.gov/polluted-runoff-nonpoint-source-pollution/nonpoint-source-national-water-quality-initiative>

Model Stormwater Regulations

The Planning and Zoning division of the Planning Commission is developing a model stormwater management overlay district, which can be used as a basis for adoption by the cities and townships in Wood County. This resource should be available soon.

For more information

Director Wood County Planning Commission

<http://planning.co.wood.oh.us/>

Soil Suitability for on-Site Septic Systems

Wood County has a unique set of soils which significantly limit the areas in the county suitable for on-site septic systems and leach fields. This factor results in a high rate of failure of older systems and has required extension of sanitary and water services lines to areas with very low intensity development. This soil suitability impacts local water quality and presents health concerns. Site specific testing should be prepared for proposed developments off of sanitary sewer lines, general information can be found at the USDA's Web Soil Survey.

For more information:

USDA Web Soil Survey

<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

Best Management Practices

Best Management Practices (BMPs) are a broad set of design and build tools that are effective in reducing the nonpoint pollution load in water systems and decreasing the velocity of runoff after storm events. Site specific conditions, type of land use activity, the physical makeup of the watershed, and consideration of the pollutant(s) involved are critical factors in the selection and suitability of a best practice. Agricultural BMPs include nutrient management, conservation tillage and no-till, contour strip cropping and livestock husbandry. These practices minimize the influx of sediments and pollutants into nearby waters and help maintain a higher quality of soil. Urban and suburban best practices include vegetative buffers, filter strips, grassed swales, constructed wetlands and innovative stormwater retention and infiltration systems.

Citizens, commercial businesses, and local and state agencies can implement a conservative approach to the upkeep and maintenance of stormwater facilities such as seeding and sodding grass, mulching and planting wildflower cover. Current efforts at the county and municipal levels are already in place to help the county meet attainment levels and can be built into land use and subdivision regulations as well as included as programs or initiatives managed by the Soil and Water Conservation District.

For more information:

Wood County Soil & Water Conservation District

<http://www.woodswcd.com/resources/>

Ohio Department of Agriculture | Soil and Water Conservation

<http://www.agri.ohio.gov/divs/SWC/SWC.aspx>

Ohio State University Agriculture and Natural Resources Program

<http://tycho.knowlton.ohio-state.edu/1BMPs.html>

Low Impact Development (LID)

LID is an approach to land development and redevelopment that uses natural processes such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product to manage stormwater as close to its source as

possible, minimize run-off and protect water quality. These practices can be integrated into local regulations and in programs or initiatives. Wood County has integrated Planned Unit Development regulations into the subdivision regulations and township zoning regulations that support the concepts of Low Impact Development.

For more information:

Wood County Planning Commission

<http://planning.co.wood.oh.us/policies/subdivisions/>

Environmental Protection Agency

<https://www.epa.gov/polluted-runoff-nonpoint-source-pollution/urban-runoff-low-impact-development>

Green Infrastructure (GI)

EPA uses the term Green Infrastructure (GI) to refer to the patchwork of natural areas that manage wet weather flows to provide habitat, flood protection, cleaner air and cleaner water. Maintenance of these features may be considered a BMP. At both the site and regional scale, LID/GI practices aim to preserve, restore and create green space using soils, vegetation, and rainwater harvest techniques such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels and permeable pavements. Green infrastructure can be included in local regulations and in programs or initiatives supported by the county or other agencies.

For more information:

Environmental Protection Agency

<https://www.epa.gov/green-infrastructure>

EPA Water Quality Scorecard

EPA developed the Water Quality Scorecard to help local governments identify opportunities to better protect water quality by removing barriers and revising and creating codes, ordinances, and incentives. The scorecard guides local staff through a review of relevant local codes and ordinances across multiple departments to ensure that these codes work together to support a green infrastructure approach. The scorecard is intended for jurisdictions of various sizes in rural, suburban, and urban settings, including those that have combined sewers, municipal separate storm sewers, or limited or no stormwater infrastructure. The county could employ this tool in a comprehensive review of development standards.

For more information:

Environmental Protection Agency

<https://www.epa.gov/polluted-runoff-nonpoint-source-pollution/nonpoint-source-national-water-quality-initiative>

Surface Water Improvement Fund (SWIF) On Hiatus

The SWIF program supports Ohio EPA's nonpoint source efforts by providing funding for locally implemented nonpoint source, stream restoration and innovative storm water

management project sand is popular among local implementers such as municipalities, counties, townships, and park districts. The Wood County Engineer's Office is currently working on projects under this fund for MS4 Analysis.

For more information

Wood County Engineer

<http://engineer.co.wood.oh.us/index.php/storm-water>

Ohio Environmental Protection Agency

<http://www.epa.ohio.gov/dsw/nps/swif.aspx>

Natural Gas/Oil Pipelines

Issues related to land uses and land development on property either crossed by transmission pipeline easements or located near transmission pipeline easements can be managed by local government planners using the tools and resources provided by the federal Pipelines and Informed Planning Alliance (PIPA). Local governments could adopt land development procedures requiring property developers/owners to consult with transmission pipeline operators early in the development process to minimize risks to the populace living or working nearby and to be consistent with the needs and legal rights of the operators.

Regulating Jurisdictions

The Ohio Power Siting Board certifies intrastate gas pipelines within the state of Ohio that are greater than 500 feet in length and 9 inches in diameter and designed with a Maximum Allowable Operating Pressure of greater than 125 psi. However, the OPSB does not have jurisdiction over production, gathering, or liquids lines these are regulated by the Ohio Department of Natural Resources (ODNR). Gathering lines compressor stations, processing facilities and fractionation plants are regulated by local zoning jurisdictions. Some of these facilities may fall under the jurisdiction of the Public Utilities Commission of Ohio (PUCO). Interstate facilities are regulated by the Federal Energy Regulatory Commission (FERC).

For more information:

Ohio Power Siting Board

<http://www.opsb.ohio.gov/opsb/index.cfm/information/natural-gas-pipeline-faq/>

Ohio Department of Natural Resources Division of Oil and Gas

<http://oilandgas.ohiodnr.gov/>

Public Utilities Commission of Ohio

<https://www.puco.ohio.gov/puco/>

U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration

<http://www.phmsa.dot.gov/about/org/eastern-region>

Federal Energy Regulatory Commission

www.ferc.gov

Transmission Pipeline Consultation Zone and Ordinance

By defining transmission pipeline consultation zones or implementing new development planning areas, local governments can provide a mechanism for communication between property developers/owners and operators of nearby transmission pipelines and enhance safety when new land use and property development is planned near transmission pipelines. Local governments could also help property developers/owners with understanding the elements of and rights conveyed in a transmission pipeline easement and manage land records to document agreements between property owners and pipeline operators and easements.

For more information:

US Department of Transportation/Land Use Planning and Transmission Pipelines
<https://primis.phmsa.dot.gov/comm/pipa/landuseplanning.htm>

Solid Waste Management

In 1988, Ohio faced a combination of solid waste management problems, including rapidly declining disposal capacity at existing landfills; increasing quantities of waste generated and disposed, environmental problems at many existing solid waste disposal facilities, and increasing quantities of waste imported into Ohio from other states. These issues, combined with Ohio's outdated and incomplete solid waste regulations caused Ohio's General Assembly to pass House Bill (H.B.) 592, which dramatically revised Ohio's solid waste regulatory program and established a comprehensive solid waste planning process.

As required by H.B. 592, the Wood County Board of Commissioners established a single county solid waste management district in 1989. The Solid Waste Management District (SWMD) is responsible for overseeing and implementing the solid waste plan within Wood County in order to assure there is sufficient landfill capacity available to dispose of local waste. This is done through the development of recycling opportunities for residents within Wood County. SWMD is required to ensure that 90% of the county residents have access to recycling or to provide data that at least 25% of residential materials are recycled. The office, additionally, is responsible for the operation of the Wood County Landfill. The Wood County Solid Waste Management District is operating under a ***Ratified Solid Waste Management Plan*** approved in January 2011.

Five year updates to the plan are required and the County's was due in 2016.

For more information:

Wood County Solid Waste Management District
<http://www.recyclewoodcounty.org>

Agricultural Production

Agriculture is part of the county's heritage and a fundamental component of its economy. This section identifies existing and potential tools to incentivize continued agricultural production.

Agricultural Productivity and Support Tools

There are a number of state and county programs and divisions dedicated to the support of agriculture as a land use and an economic development component in Wood County. These organizations support farming at a variety of scales and offer education, resources and tools to land owners for the effective management of the land.

Ohio Department of Agriculture

The mission of the Ohio Department of Agriculture is to protect Ohio citizens by ensuring the safety of the state's food supply, to maintain the health of Ohio's animals and plant life, and to create economic opportunities for Ohio's farmers, food processors and agribusinesses. The ODA offers education, resources, and several programmatic tools available to local governments.

For more information:

Ohio Department of Agriculture
<http://www.agri.ohio.gov/>

Wood County: OSU Extension

Ohio State University Extension brings the knowledge of the university directly to you. The University fulfills the land-grant mission by interpreting knowledge and research developed by Extension and other faculty and staff at the Ohio Agricultural Research and Development Center, Ohio State main campus, and other land-grant universities – so Ohioans can use the scientifically based information to better their lives, businesses and communities.

The Extension system is the world's largest non-formal educational system. Extension's hallmark is programming delivered by professionals to address the needs of the local community while also addressing state, national, and global issues. These practical educational programs combine the needs of local citizens and communities with new research and technical information. Communities can find people who are helped by the four major OSU Extension program areas: family and consumer sciences, 4-H youth development, community development, and agriculture and natural resources. These program areas – and many other special topics – are continuously being evaluated and updated to meet the changing needs and issues facing each community. Extension provides practical advice, sensible solutions, and realistic down-to-earth answers for ALL Ohioans.

For more information:

Wood County OSU Extension
<http://wood.osu.edu/home>

Wood County: Ohio Farm Bureau

The Ohio Farm Bureau (OFB) is a grassroots membership organization that works to support our state's food and farm community. Through county Farm Bureaus there is a forum to discuss current issues impacting agriculture, food production and community. OFB offers opportunities throughout the year to meet with public officials to implement these ideas, and our staff advocates on your behalf at the local, state and national levels. The organization provides a community to become involved in local projects such as community gardens, on-farm dinner fund raisers, farm tours, local food experiences and more. The bureaus also host educational programs on topics such as taxes, oil and gas development and other community issues.

For more information:

Wood County: Ohio Farm Bureau
<https://ofbf.org/counties/wood/>

Wood County Soil and Water Conservation Districts

Soil and Water Conservation Districts (SWCDs) are independent political subdivisions of state government organized along county boundaries providing technical assistance to urban and rural land users. SWCDs provide assistance to urban and agricultural land users, specializing in soil erosion prevention and water management through a voluntary cooperative agreement. Services include survey and design of grassed waterways, erosion control structures, surface and subsurface drainage, farm ponds, windbreaks, and livestock waste management facilities. SWCDs also sponsor a number of information and education programs, including no-till field days, pond clinics, forestry and wildlife field days and teacher conservation workshops. SWCDs work collaboratively with the Natural Resources Conservation Service (NRCS) and many other partners to deliver technical assistance, financial and other valuable conservation programs.

The Division of Soil and Water Conservation (DSWC) provides administrative guidance, training, program development support and financial assistance to Ohio's SWCDs, implements agricultural and non-point source water pollution control programs, enforces agricultural sediment and livestock manure, supports and helps fund local development of watershed management and protection action plans, assists development and environmental interests with innovative stream protection within rural and urban landscapes, implements a comprehensive statewide soils information program, and assists private and public sectors in using soils and natural resource information.

For more information:

Wood County Soil & Water Conservation District
<http://www.woodswcd.com/resources/>

Agricultural Land Conservation Tools

The 2014 Farm Bill, enacted on February 7, 2014, offers voluntary conservation programs that benefit both agricultural producers and the environment. Many of these tools have already been used by landowners in Wood County and or could add or could enhance existing programs.

Land Trusts

A land trust is a private, nonprofit organization that protects natural resources such as productive farm and forest land, watersheds, rivers and streams and recreational areas. Land trusts acquire land and/or conservation easements (see below), accept donated land and/or easements, facilitate land protection projects, and steward properties and easements to ensure that the conservation purposes are upheld over time. The Black Swamp Conservancy is one of the most active local land trusts.

For more information

Black Swamp Conservancy

<http://www.blackswamp.org/main/who-we-are/>

Farmland Information Center

<http://www.farmlandinfo.org/landowner-options/protect-your-land#FRPP>

Financial Assistance Options

- *Environmental Quality Incentive Program (EQIP)* provides financial and technical assistance to agricultural producers in order to address natural resource concerns and deliver environmental benefits such as improved water and air quality, conserved ground and surface water, reduced soil erosion and sedimentation or improved or created wildlife habitat.
- *The Conservation Stewardship Program (CSP)* helps agricultural producers maintain and improve their existing conservation systems and adopt additional conservation activities to address priority resources concerns. Participants earn CSP payments for conservation performance—the higher the performance, the higher the payment.
- *Agricultural Management Assistance (AMA)* program helps agricultural producers use conservation to manage risk and solve natural resource issues through natural resources conservation.

For more information:

USDA/NRCS

<http://www.nrcs.usda.gov/wps/portal/nrcs/detail/oh/programs/financial>

Easement Programs

Easement programs offer land owners the opportunity to place restrictions on their land for the purposes of maintaining it in agricultural production.

- *Natural Resources Conservation Service (NRCS)* offers voluntary easement programs to landowners who want to maintain or enhance their land in a way beneficial to agriculture and/or the environment. The Agricultural Conservation Easement Program (ACEP) provides state and local governments and non-governmental organizations assistance to help conserve working agricultural lands and wetlands.

For more information:

USDA/NRCS

<http://www.nrcs.usda.gov/wps/portal/nrcs/detail/oh/programs/easements>

- *The Clean Ohio Agricultural Easement Purchase Program (AEPP)* purchases agricultural easements from landowners who volunteer to keep their land in agricultural production in perpetuity. In 2013, the program was changed to the Local Agricultural Easement Purchase Program (LAEPP) to reflect the increased role of the Ohio Department of Agriculture's (ODA) local sponsors in farmland preservation: counties, cities, townships, Soil & Water Conservation Districts and land trusts.

For more information:

Ohio Department of Agriculture

http://www.agri.ohio.gov/divs/farmland/Farm_AEPP.aspx

- *Agricultural Conservation Easement* is a voluntary deed restriction placed by landowners on their property to protect resources such as productive agricultural land, ground and surface water, wildlife habitat, historic sites or scenic views. Agricultural Conservation Easements (ACEs) are drafted to keep land available for agriculture and limit subdivision, nonfarm development and other uses of the land that are incompatible with farming.

For more information:

Black Swamp Conservancy

<http://www.blackswamp.org/main/conservation-options/>

Farmland Information Center

<http://www.farmlandinfo.org/landowner-options/protect-your-land#FRPP>

- *Purchase of Agricultural Conservation Easement:* Purchase of agricultural conservation easement (PACE) programs pay property owners to keep productive land available for agriculture. PACE is known as purchase of development rights (PDR) in many locations. Landowners voluntarily sell agricultural conservation easements to public entities to prevent it from being converted to other uses. After selling an easement, the landowner retains other rights of ownership including the right to farm the land, prevent trespass, sell bequeath or otherwise transfer the land.

The primary challenge for a PACE is establishing the upfront funding for purchase of the development rights. A fund would need to be established to acquire the Agricultural Conservation Easements.

In most cases, the county or other agency seeking to purchase the development rights acquires a legal easement from the land owner that is often referred to as a conservation easement, or an obstacle to future development that is placed on the deed and referred to as a restrictive covenant or deed restriction.

The Black Swamp Conservancy has a land trust and is a qualified organization that can hold the easements. The county, Black Swamp Conservancy or other non-profit groups could establish a PACE program for Wood County.

For more information:

Black Swamp Conservancy

<http://www.blackswamp.org/main/conservation-options/>

Farmland Information Center

<http://www.farmlandinfo.org/landowner-options/protect-your-land#FRPP>

Agricultural Districts

An agricultural district provides protection for farmers from nuisance lawsuits, defer expensive development assessments until the land is changed to a non-agriculture use, and offers state scrutiny of local eminent domain acquisitions in certain cases. Any agricultural land designated as an agricultural district must be devoted exclusively to agricultural production or qualified under a federal land retirement or conservation program. Also, the land must either be ten acres or more in size or produce an average yearly gross income of at least twenty-five hundred dollars during a three year period. This status needs to be renewed every five years.

For more information:

Wood County Auditor

http://www.co.wood.oh.us/auditor/RE-Tax_Reduction.htm

OH Department of Agriculture

http://www.agri.ohio.gov/divs/FarmLand/Farm_AGDist.aspx

Ohio Revised Code Chapter 929: Agricultural Districts

<http://codes.ohio.gov/orc/929>

Agricultural Security Areas (ASA)

Agricultural Security Areas (ASA) program authorizes one or more landowners of at least 500 acres of contiguous farmland to request from the boards of township trustees and county commissioners to enroll into an Agricultural Security Area for a 10-year period. It provides certain benefits to farmers, including protection from non-agricultural development, a critical mass of land to help keep farming viable, and possible tax abatement on new real property. The county could work to promote this opportunity to provide support for agricultural land owners.

For more information

OH Department of Agriculture

<http://www.agri.ohio.gov/divs/FarmLand/FarmLand.aspx?div=Farm ASA Index.htm>

Current Agricultural Use Value

Under the Current Agricultural Use Value (CAUV) program, farmland devoted exclusively to commercial agriculture may be valued according to its current use rather than at its "highest and best" potential use for property tax purposes. By permitting values to be set well below true market values, the CAUV normally results in a substantially lower tax bill for working farmers. To qualify for the CAUV, the property must be ten or more acres or produce an average yearly gross income of at least \$2,500 and must be devoted exclusively to commercial agricultural use. Wood County currently employees a CAUV program.

For more information:

Wood County Auditor

<http://www.co.wood.oh.us/auditor/real-estate.htm>

Ohio Farm Bureau

<https://ofbf.org/2010/10/15/a-guide-to-cauv/>

OH Department of Taxation

http://www.tax.ohio.gov/real_property/cauv.aspx

Local Food Consumption

In a time of rising transportation costs, producers and consumers are increasingly looking locally for each other. The county could encourage this through public education, support of Farm to Table programs, use of local produce in school and government operations, and continued support through zoning and land development regulations of farmers markets, roadside produce stands and consideration of permitting and fee reductions for businesses that use local resources. The county could address these issues through recommendations for township zoning and economic development activities that promote business growth that utilizes local food resources.

Ohio Farm to School

Ohio Farm to School is an interdisciplinary project housed at OSU Extension, and represents Ohio in the [National Farm to School Network](#). Ohio Farm to School works with schools,

producers, distributors, government agencies, nonprofit organizations, and many others around the state to increase the supply of local, fresh, nutritious foods in schools in order to develop informed decision-making among students, support local farmers, develop community ties, and reinvest in local economies. Nationally, many organizations support Farm to School programs, including USDA's [Farm to School Team](#). In Ohio schools, farmers and youth advocates are making a difference in cafeterias, classrooms and communities with a diverse range of [Farm to School projects](#).

For more information:

Farm to Schools Ohio

<https://farmtoschool.osu.edu>, www.farmtoschool.org

Ohio Ecological Food and Farm Association

The Ohio Ecological Food and Farm Association was founded in 1979 and is a grassroots coalition of farmers, backyard gardeners, consumers, retailers, educators, researchers, and others who share a desire to build a healthy food system that brings prosperity to family farmers, meets the growing consumer demand for local food, creates economic opportunities for our rural communities, and safeguards the environment.

For more than 30 years, OEFFA has used education, advocacy, and grassroots organizing to promote local and organic food systems, helping farmers and consumers reconnect and together build a sustainable food system, one meal at a time. OEFFA offers annual conferences, organic certification, farm tours and workshops, and a network of peers for support. The organization has the OEFFA Investment Fund as a source for financing for farmers and advocates for state and federal policies that protect and benefit sustainable agriculture, research and education. The OEFFA does not currently have a chapter in Northwest Ohio, this could be a tool to support smaller family farms and increase productivity for local foods beyond the larger operations production in the county.

For more information:

Ohio Ecological Food and Farm Association

www.oeffa.org

Employment and Economic Development

Employment is anticipated to continue growing in the county, as Wood County captures a bigger share of the region's population and employment. The county's significant transportation infrastructure provides an attractive location for distribution and warehousing.

Wood County Economic Development Commission



The Wood County Economic Development Commission (WCEDC) is a public/private partnership whose mandate is to facilitate new job creation and private sector investment through maintaining a business climate which encourages expansion of the county's economic base through the growth of existing businesses and the attraction of new ones.

WCEDC staff assists business growth in a variety of ways. Working in unison with private sector members like industrial realtors, contractors, and utilities as well as with public sector members like cities, villages, and townships, the WCEDC staff can help potential businesses find an appropriate site or building for their enterprise. WCEDC also identifies and acts as a resource to businesses and developers regarding appropriate tax incentives, project financing, and training assistance and provides the linkages with the appropriate authorities to make development happen. Wood County Economic Development is a portal for the Employment and Economic Development tools in the County.

For more information:

Wood County Economic Development Commission

www.woodcounty.com

Economic Development Sites

Tracking available inventory of land and buildings for economic development is one of the most straightforward implement steps to promote economic development. The cities and townships could maintain an inventory of development ready sites and available buildings for commercial use. In this inventory, vacant or underutilized properties should be targeted and marketed for development. In addition, cities and townships are encouraged to develop land use regulations to protect these areas for economic uses.

JobsOhio Site Revitalization Program

The JobsOhio Site Revitalization Loan and Grant Fund support the acceleration of redeveloping sites in Ohio. Primary focus is placed on projects where the cost of the redevelopment and remediation is more than the value of the land and a site cannot be competitively developed in the current marketplace. Priority is placed on projects that support near-term job creation opportunities for Ohioans. Eligible sites are those that are

abandoned or are an underutilized contiguous property where redevelopment for the immediate and primary purpose of job creation and retention are challenged by significant redevelopment constraints.

For more information:

Jobs Ohio

<http://jobs-ohio.com/why-ohio/incentives/>

CleanOhio Revitalization and Assistance Funds On Hiatus

The Clean Ohio Brownfield Revitalization Fund programs provide grant assistance to communities across the state for the purpose of redeveloping brownfield sites. ODSA Office of Energy and Redevelopment provides technical assistance and other brownfield funding resources.

For more information:

Clean Ohio Fund

<https://development.ohio.gov/cleanohio/BrownfieldRevitalization/>

Economic Incentive Programs

Economic Incentive Programs are various mechanisms to provide procedural or financial incentives for Economic Development.

Joint Economic Development Districts

A Joint Economic Development District (JEDDs) is the result of agreement between a township and a city (or village) that allows them to share the benefits and responsibilities of commercial and industrial development. A JEDD supports a regional approach to economic development. The jurisdictions create a contract and the area is then governed by a five-member board. The board must include one representative from the municipality and one from the township, a business owner, and an employee of the business, this group chooses a fifth person act as the Board's Chairperson.

For more information:

Ohio Development Services Agency

https://development.ohio.gov/cs/cs_jedds.htm

Ohio State Bar Association

<https://www.ohiobar.org/ForPublic/Resources/LawYouCanUse/Pages/LawYouCanUse-376.aspx>

Cooperative Economic Development Agreement

A Cooperative Economic Development Agreement (CEDA) provides another venue for inter-jurisdictional cooperation between cities, townships, and villages. CEDAs were created to enable jurisdictions to cooperatively address concerns associated with diminishing local revenues, economic development, growth, and annexation. A CEDA is meant to allow a jurisdiction with an area of vacant land that can be developed for commercial or industrial

use to partner with neighboring jurisdictions and form an agreement on annexation and development standards, services provided by each jurisdiction, and payment of service fees. A city may agree to extend its infrastructure into a township or village to provide services in return for new income tax. To form a CEDA, the legislative authority of a city or village and township trustees hold a public hearing concerning agreement specifics, then negotiate to create the terms of the agreement. Agreements may include provisions for joint services and permanent improvements, payment of service fees, issues of debt obligations, and territories to be annexed.

For more information:

Ohio Development Services Agency

https://development.ohio.gov/bs/bs_oezp.htm

Community Development Block Grant (CDBG)

Community Development Block Grant (CDBG) is a federal grant administered through the U.S. Department of Housing and Urban Development (HUD) which funds local community development activities and can be particularly useful in areas of reinvestment and redevelopment. CDBG funds are distributed based on population, poverty, incidence of overcrowded housing, and age of housing. Communities receiving CDBG money may use the funds for many community development activities including acquisition of property for public purpose, construction or reconstruction of streets, water facilities, neighborhood centers, and public works, demolition, public services, rehabilitation of public and private buildings, and planning activities. Funds may also be used to support non-profit entities for community development activities and private entities to carry out economic development activities. The County administers grants for the townships, and villages.

The CDBG Program is administered by the Office of Community Development and locally out of the Wood County Planning Commission and provides federal funding to communities to address a variety of needs. Below are the programs available to communities through the Ohio Development Services Agency Community Development Block Grant Program (CDBG):

- *The Community Development Program* provides a community with flexible development resource to address locally identified needs that are eligible CDBG activities and qualify under the national objective of Low- and Moderate-Income (LMI) Benefit or Elimination of Slum and Blight. Ohio's non-entitlement counties and cities are eligible to apply and can use the CDBG funds for housing rehabilitation, economic development and public works improvements. The program is divided into two components: the Formula Allocation Grants and the Neighborhood Revitalization Grants (NRG).
- *The Economic Development Program* creates and retains permanent, private sector job opportunities for low- and moderate-income citizens through the expansion and retention of business and industry in Ohio communities through Fixed Assets Loans and Public Off-site Infrastructure Assistance. Non-entitlement cities and counties may

apply on behalf of for-profit businesses committing to create at least five jobs within its jurisdiction.

- *The Public Infrastructure Program* provides funding to ensure a safe and sanitary living environment through the provision of safe and reliable drinking water and proper disposal of sanitary waste in distressed communities with a low- and moderate-income population of at least 51 percent.

For more information:

Wood County Planning Commission

<http://planning.co.wood.oh.us/home/grants/>

Ohio Development Services Agency

https://development.ohio.gov/cs/cs_cdbg.htm

US Department of Housing and Urban Development

http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/community_development/programs

Community Housing Improvement Program

Community Housing Impact and Preservation (CHIP) Program provides funding for a flexible, community-wide approach to improve and provide affordable housing for low- and moderate-income people, and strengthen neighborhoods through community collaboration. The program goals are achieved through project activities such as private owner rehabilitation; rental rehabilitation; homeownership; home repair; new housing construction through Habitat for Humanity; homelessness prevention, and tenant-based rental assistance. The CHIP program provides grants to eligible communities interested in undertaking housing-related activities, including necessary infrastructure improvements. The grants are awarded competitively and are distributed in one competitive funding round. A community is allowed to submit only one application in any application round.

For more information:

Wood County Planning Commission

<http://planning.co.wood.oh.us/home/grants/>

Ohio Development Services Agency

https://development.ohio.gov/cs/cs_chip.htm

Habitat for Humanity is a non-profit organization whose efforts are directed towards building homes for low-income families that are sustainable, energy efficient and considered healthy housing. Homeowners are required to meet certain guidelines to be eligible for a home and necessary maintenance repairs. The public can engage in Habitat for Humanity by donation or volunteering for home building and repair, office help or participating in one of the numerous committees.

For more information:

Wood County Habitat for Humanity

<https://www.wchabitat.org/>

Community Improvement Corporation (CIC)

A Community Improvement Corporation (CIC) is an economic development corporation or a county land reutilization corporation organized under section 1724.04 of the Ohio Revised Code for the purposes of advancing, encouraging, and promoting the industrial, economic, commercial, and civic development of a community or area. A CIC facilitates the reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed, or other real property, holds and manages vacant, abandoned, or tax-foreclosed real property pending its reclamation, rehabilitation, and reutilization, assists governmental entities and other nonprofit or for-profit persons to assemble, clear, and clear the title of real property in a coordinated manner, and promotes economic and housing development in the county or region.

For more information:

LAWriter Ohio Laws and Rules
<http://codes.ohio.gov/orc/1724>

Wood County Community Improvement Corporation (CIC) is a not for profit corporate body established to advance, encourage and promote industrial economic, commercial and civic development within Wood County, Ohio.

For more information:

Wood County, OH
<http://www.co.wood.oh.us/Commissioners/cic/>

Community Reinvestment Area (CRA) Program

The Ohio Community Reinvestment Area (CRA) Program is an economic development tool administered by municipal and county government that provides real property tax exemptions for property owners who renovate existing or construct new buildings. CRAs are areas of land in which property owners can receive tax incentives for investing in real property improvements.

The CRA program is a direct incentive property tax abatement program benefiting property owners who renovate existing or construct new buildings. This program permits cities, villages or counties to petition to ODSA for confirmation to designate an area where investment has been discouraged as a CRA to encourage revitalization of the existing housing stock and the development of new structures.

For more information:

Ohio Development Services Agency
https://development.ohio.gov/bs/bs_comreinvest.htm

Enterprise Zone Program

The Ohio Enterprise Zone (EZ) Program is an economic development tool, administered by municipal and county governments, that provides real and/or personal property tax incentives to companies expanding or locating in Ohio. Specifically, EZs are designated areas (zones) of land in which companies can receive tax incentives in the form of a tax abatement

on eligible new investments. In order to use the EZ Program, communities petition the ODSA for certification of a geographical zone with a contiguous boundary.

For more information:

Ohio Development Services Agency

https://development.ohio.gov/bs/bs_oezp.htm

Tax Increment Financing

Tax Increment Financing (TIF) is an infrastructure financing tool authorized by several different sections of the Ohio Revised Code. It is usually viewed as an economic development tool because it provides a mechanism for funding public infrastructure improvements that “directly benefit” a commercial development.

In a TIF, the incremental revenue generated from the improvements is used to fund the capital facilities for public good within the established district instead of placing the increased property tax revenue into the county’s general fund. Instead the incremental revenues derived from the payment in lieu go to retiring the bonds issued to cover the upfront costs of the public improvements necessary to make the private development possible.

For more information:

Wood County Auditor

<http://auditor.co.wood.oh.us/Search.aspx?ActiveTab=Advanced>

Ohio Development Services Agency

http://development.ohio.gov/bs/bs_tif.htm

National Environmental Policy Act / TIGER Grants

National Environmental Policy Act (NEPA) is the federal government body required to review grant submissions and the environmental impact of proposed projects. Various federal grants are available and require NEPA review, including the Department of Transportation’s popular Transportation Investment Generating Economic Recovery (TIGER) grants for capital improvements in surface transportation projects. The highly competitive TIGER grant program supports innovative projects, including multi-modal and multi-jurisdictional projects, which are difficult to fund through traditional federal programs. TIGER Grants can offer the county access to funding for transportation project that may be necessary for or help provide access to significant economic development opportunities.

For more information:

US Department of Transportation

<https://www.transportation.gov/tiger/application-resources>

Economic Development Assistance Programs

The Economic Development Administration (EDA) supports development in economically distressed areas of the United States by fostering job creation and attracting private investment. Under the Economic Development Assistance Program (EDAP) and Public Works and Economic Adjustment Assistance (EAA) Program, EDA makes construction, non-

construction, and revolving loan fund investments to leverage regional assets to support the implementation of regional economic development strategies designed to create jobs, leverage private capital, encourage economic development, and strengthen the region's ability to compete in the global marketplace. Grants and cooperative agreements made under these programs are designed to leverage existing regional assets and support the implementation of economic development strategies that advance new ideas and creative approaches to advance economic prosperity in distressed communities.

For more information:

U.S. Economic Development Administration
<https://www.eda.gov/funding-opportunities/>

The *Comprehensive Economic Development Strategy (CEDS)* for the Northwest Ohio/Southeast Michigan Region, which is defined as Lucas, Wood, and Ottawa Counties in Ohio and Monroe County, Michigan, is a prerequisite to achieving designation as an Economic Development District by the U.S. Economic Development Administration (EDA). The CEDS is intended to provide the region with an effective tool to coordinate infrastructure, workforce, business, and other capital investments and policies into a regional vision and plan of action, whereby projects, activities, and decisions are prioritized and integrated to maximize economic development outcomes.

For more information:

Regional Growth Partnership
http://rqp.org/wp-content/uploads/NW-OH-SE-MI-CEDS_FINAL-101614.pdf

Wood County Port Authority

The Wood County Port Authority, originally organized in 1999, is an independent unit of local government which is governed by a 7-member Board of Directors. Five of the Directors are appointed by the Wood County Commissioners. One is appointed by the City of Rossford and one is appointed by the Perrysburg Township Trustees.

Port Authority purposes under the Ohio Revised Code are: "Activities that enhance, foster, aid, provide, or promote transportation, economic development, housing, recreation, education, governmental operations, culture, or research."

Port Authority facilities under the ORC are: "Real or personal property, or any combination thereof that is owned, leased, or otherwise controlled or financed for, or in furtherance of, one or more authorized purposes."

The Port Authority can own, lease, and finance land, buildings and equipment for credit-worthy companies. Projects in Wood County that have taken advantage of the Port Authority lease/financing structure are the OI World Headquarters, in Perrysburg, Ohio, the Newell Rubbermaid distribution facility in Middleton Township, the Home Depot distribution facility in Troy Township, and the Home 2 Suites Hotel in Perrysburg, Ohio.

Recreation, Natural and Cultural Resource Protection

As the county's population grows the demand for parks and public open spaces increases while simultaneously a perception of loss of open areas to developments changes the overall character of the county. Additional development can also have impacts on the natural systems in the county that include water systems, wildlife habitat, and areas for hunting and fishing. This section presents potential tools the county can use to increase access to open spaces and recreation opportunities, as well as strategies for natural and cultural resource protection that can have dual effects of providing additional parks and open spaces for recreation. These tools are identified separately from but should be considered in conjunction with the Sustainability tools, and the Growth Management tools.



Wood County Park District

The mission of the Wood County Park District is to conserve, enhance and protect the natural and cultural resources of Wood County, while providing quality outdoor recreational and educational opportunities for Wood County citizens.

For more information:

Wood County Economic Development Commission

<http://www.woodcountyparkdistrict.org/>

Parks and Open Space

Parks and open spaces provide recreational opportunities and preserve ecological functions. Parks and open space are important for promoting community and environmental health and wellbeing.

Wood Count Park District Strategic Plan

In addition to the County's Future Land Use Plan, the county may pursue creation of a countywide Recreation and Open Space Plan. This effort could focus on the strategic approach to acquiring and connecting a network of recreational and open space areas across the county. This effort could build on current efforts in the County with the **Wood County Park District Strategic Plan** updated in 2013, and track future demands for parks and recreation with the growth in the county. The next update for the Wood County Park District Strategic Plan is scheduled to proceed in 2017.

Land Acquisition

Targeted park and open space acquisition ensures residents have adequate parks and amenities located within a reasonable distance of their homes. It also serves to preserve environmentally significant areas such as woodlands and wetlands, and naturalized open space.

The process includes identifying and prioritizing key pieces of land for future development as parks and open space, including trails, and establishing acquisition so when land becomes available the Wood County Park District may secure the purchase. The public land acquisition process uses three broad methods to acquire land for new parks and open spaces – purchase, dedication, and donation.

- *Purchase* of land for park and open space development can be funded through general funds or special assessment districts that assess residential and commercial projects fees for the purchase, development and maintenance of parks and open spaces. The Park District indicates that securing funding for maintenance and acquisition are among its responsibilities. The intention to purchase land is updated with the parks capital improvement program on a five year cycle.
- *Dedication* of parkland refers to a proportion of land deeded to the county or Park District for public purposes or reserved for park, playground, educational or open space. This can happen through a subdivision and development process where the County could offer bonus to a developer for the dedication of open space, or as a required aspect of a conservation subdivision.

Design considerations for dedications include natural resources, natural reserves, tree preservation, stream protection and access requirements. Additionally a fee can be applied in lieu of open space dedication where dedications lack accessibility or usability. The fee could then be used to acquire more desirable open spaces or park land to serve the growth.

Since the county has very few remaining natural areas (most is cultivated for agriculture), opportunities to reestablish wooded, wetlands, or recreational opportunities through dedicated land are feasible.

- *Land donations* are also a means of acquiring land for parks and open space in undeveloped areas. For donation to work, the county and Park District should establish criteria for land acceptance so that any land managed by the county or Park District is contributing to the overall land use and strategic goals of the community. This is an opportunistic strategy that would allow the county and Park District to be prepared to accept any potential donations of land.

For more information:

Wood County Park District
<http://www.woodcountyparkdistrict.org/>

The Trust for Public Land
<https://www.tpl.org/how-we-work>

Black Swamp Conservancy
<http://www.blackswamp.org/main/conservation-options/>

Clean Ohio Green Space Conservation Program

The Clean Ohio Green Space Conservation Program helps fund preservation of open spaces, sensitive ecological areas, and stream corridors. Special emphasis was given to projects that:

- Protect habitat for rare, threatened or endangered species;
- Preserve high quality wetlands and other scarce natural resources;
- Preserve streamside forests, natural stream channels, functioning floodplains, and other natural features of Ohio's waterways;
- Support comprehensive open space planning;
- Secure easements to protect stream corridors, which may be planted with trees or vegetation to help reduce erosion and fertilizer/pesticide runoff;
- Enhance eco-tourism and economic development related to outdoor recreation in economically challenged areas;
- Provide pedestrian or bicycle passageways between natural areas and preserves;
- Reduce or eliminate nonnative, invasive plant and animal species;
- Provide safe areas for fishing, hunting and trapping in a manner that provides a balanced eco-system.

For more information:

Clean Ohio Fund

<https://development.ohio.gov/cleanohio/GreenSpaceConservation/>

The Clean Ohio Trails Fund

The Clean Ohio Trails Fund works to improve outdoor recreational opportunities for Ohioans by funding trails for outdoor pursuits of all kinds. The county could seek funding for trail programs. Applications for project funding would be evaluated for the following:

- Consistency with the statewide trail plan;
- Complete regional trail systems and links to the statewide trail plan;
- Link population centers with outdoor recreation area and facilities;
- Involve the purchase of rail lines linked to the statewide trail plan;
- Preserve natural corridors;
- Provide links in urban areas to support commuter access and provide economic benefit.

For more information:

Clean Ohio Fund

<https://development.ohio.gov/cleanohio/RecreationalTrails/>

Additional Natural and Cultural Resource Conservation

The USDA Natural Resources Conservation Service (NRCS) documents the effects of conservation practices and systems to promote efficient decision making and risk management. NRCS cooperates with other Federal agencies, State agencies, and partners to collect and analyze natural resource data, and to conduct analyses of policy options and strategies for improving conservation efforts for natural and cultural resources. The following are programs the county can reference or consider taking advantage of to aid in efforts for natural and cultural resource protection and conservation.

Conservation Effects Assessment Project (CEAP)

CEAP is a multi-agency effort to quantify the environmental effects of conservation practices and programs and develop the science base for managing the agricultural landscape for environmental quality. Project findings will be used to guide USDA conservation policy and program development and help conservationists, farmers and ranchers make more informed conservation decisions.

For more information

USDA/NRCS

http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/technical/nra/ceap/?cid=nrcs143_014131

USDA Agricultural Conservation Easement Program

The Agricultural Conservation Easement Program (ACEP) provides financial and technical assistance to help conserve agricultural lands and wetlands and their related benefits. Under the Agricultural Land Easements component, NRCS helps American Indian tribes, state and local governments and non-governmental organizations protect working agricultural lands and limit non-agricultural uses of the land. Under the Wetlands Reserve Easements component, NRCS helps to restore, protect and enhance enrolled wetlands.

Wetland Reserve Easements

NRCS also provides technical and financial assistance directly to private landowners and Indian tribes to restore, protect, and enhance wetlands through the purchase of a wetland reserve easement. For acreage owned by an Indian tribe, there is an additional enrollment option of a 30-year contract.

Through the wetland reserve enrollment options, NRCS may enroll eligible land through:

- ***Permanent Easements*** – Permanent easements are conservation easements in perpetuity. NRCS pays 100 percent of the easement value for the purchase of the easement. Additionally, NRCS pays between 75 to 100 percent of the restoration costs.
- ***30-year Easements*** – Under 30-year easements, NRCS pays 50 to 75 percent of the easement value for the purchase of the easement. Additionally, NRCS pays between 50 to 75 percent of the restoration costs. Term Easements - Term easements are

easements that are for the maximum duration allowed under applicable State Laws. NRCS pays 50 to 75 percent of the easement value for the purchase of the term easement. Additionally, NRCS pays between 50 to 75 percent of the restoration costs.

For wetland reserve easements, NRCS pays all costs associated with recording the easement in the local land records office, including recording fees, charges for abstracts, survey and appraisal fees, and title insurance.

- ***Wetland Reserve Enhancement Partnership***—The 2014 Farm Bill replaced the Wetland Reserve Enhancement Program with the Wetland Reserve Enhancement Partnership as an enrollment option under ACEP – WRE. WREP continues to be a voluntary program through which NRCS signs agreements with eligible partners to leverage resources to carry out high priority wetland protection, restoration and enhancement and to improve wildlife habitat.

Partner benefits through WREP agreements include:

- Wetland restoration and protection in critical areas
- Ability to cost-share restoration or enhancement beyond NRCS requirements through leveraging
- Able to participate in the management or monitoring of selected project locations
- Ability to use innovative restoration methods and practices
- Eligibility

Land eligible for wetland reserve easements includes farmed or converted wetland that can be successfully and cost-effectively restored. NRCS will prioritize applications based the easement's potential for protecting and enhancing habitat for migratory birds and other wildlife. To enroll land through wetland reserve easements, NRCS enters into purchase agreements with eligible private landowners or Indian tribes that include the right for NRCS to develop and implement a wetland reserve restoration easement plan. This plan restores, protects, and enhances the wetland's functions and values.

For more information

USDA.

<http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/programs/easements/acep/?cid=stelprdb1242695>

Web Soil Survey (WSS)

WSS provides access to soil maps and data online for more than 95 percent of the nation's counties, including soil properties and qualities as well as suitability and limitations of use. Soil surveys and reports can be used for general farm, local, and wider area planning.

For more information

USDA/NRCS

<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

Historic & Cultural Preservation

The following organizations, programs, and efforts offer opportunities to protect and preserve our county's cultural heritage and resources.

Wood County Historical Society

The Wood County Historical Society is a community organization that makes connections between our past, present and future by capturing stories and cultivating memories of Wood County, Ohio and the County Home. Along with supporting the education programs and artifact preservation efforts, members of this society have the opportunity to receive benefits such as: free museum admission, admission discounts to programs, member-only events, Chanticleer quarterly newsletter, and a discount at the gift shop.

Museum of Historical Preservation: What used to be the former County Infirmary, is now home to the Wood County Historical Museum. The Museum underwent major renovations in the late 1800s which include the west attic, center and east wings. In 1903, the front porch was added to the West wing for residents and staff to enjoy the beautiful grounds.

For more information

Wood County Historical Center & Museum.
<http://www.woodcountyhistory.org/society.html>

Ohio History Connection

Ohio's historic buildings and places, and your personal history are central to the society's mission. The Society's job is to be the state's collector and to make Ohio's collection as accessible as possible. In acquiring and safeguarding the collections, the ultimate goal is to share it with the public: Whether it's exploring personal history or delving into a historic preservation project, the society can spark journeys into Ohio's history.

- **Collections:** With more than 1.9 million artifacts in the society's collection, which include the Adena Pipe, Ohio's official state artifact, and a full-size Lustron House to fossils of the massive mastodon that roamed Ohio over 10,000 years ago.
- The society is the official state archives for the state and the official memory of Ohio's government through public records, documents and images. They house the 1802 Constitution and the 1851 Constitution of Ohio and the original drawing of the Ohio State Flag Design from 1901.
- **State Historic Preservation Office:** The society is the state's historic preservation office and manages responsibilities designated to the state by Congress in the National Historic Preservation Act of 1966 including nominating properties to the National Register of Historic Places and reviewing and transmitting proposed projects for federal and state tax credits.

For more information:

Ohio History Connection
<https://www.ohiohistory.org/preserve>

National Register of Historic Places: Ohio-Wood County

The National Register of Historic Places is the official list of properties recognized by the federal government as worthy of preservation for their local, state, or national significance in American history, architecture, archaeology, engineering, or culture. As a program of the National Park Service, it is administered at the state level by each respective state. In Ohio, the State Historic Preservation Office of the Ohio History Connection administers the National Register Program.

For more information:

Ohio History Connection

<https://www.ohiohistory.org/preserve/state-historic-preservation-office/nationalregister/nrpacket/register-of-historic-places-general-information>

National Register of Historic Places, Wood County, Ohio

State Sites

<http://www.nationalregisterofhistoricplaces.com/oh/wood/state.html>

State Districts

<http://www.nationalregisterofhistoricplaces.com/oh/wood/districts.html>

State listed vacant places

<http://www.nationalregisterofhistoricplaces.com/oh/wood/vacant.html>

Native American History on the Maumee River

The Miami Indians, as named by the Europeans, began settling in the upper Mississippi area before expanding north to the Great Lakes area and areas south of the Great Lakes. Upon the arrival of the Europeans in America, the Miami Indians had expanded to areas in Indiana, Illinois and southern Michigan. By the early 1700s they had moved into the Maumee River Valley which ran from mid Indiana up to Lake Erie.

For more information:

Touring Ohio.

<http://touringohio.com/history/ohio-native-americans.html>

Growth Management

While development demand is anticipated to continue in Wood County for the next 20 years, the actual population and employment growth of the Toledo region are expected to be flat through the planning horizon. The county has some commercial corridors and area of older housing stock that offer redevelopment potential.

Development Controls

There are many resolutions and development controls the county and townships can adopt to regulate growth and development. These tool include zoning resolutions, subdivision regulations, stormwater regulations, and other development and design guidelines.

Zoning codes have traditionally been used to separate incompatible land uses, such as industrial sites and residential areas. An unforeseen consequence of this separation, however, is the creation of isolated subdivisions, office parks, and shopping centers do not generate the sense of place desired by many local residents.

Subdivision Regulations

The Ohio Revised Code, Chapter 711, enables the board of county commissioners and the Planning Commission of Wood County to adopt regulations governing plats and subdivisions of land within the unincorporated area of the county. The County could review these regulations against the updated Future Land Use Plan to determine if any amendments are needed to implement the plan.

The Wood County Subdivision Regulations are the primary county controlled regulations which can help manage growth in the county. The regulations are adopted as minimum requirements for the regulation and control of land subdivision within the unincorporated area of the county. These regulations are intended to:

- Establish standards for logical, sound, and economic development.
- To provide for adequate light, air and privacy, to secure safety from fire, flood, and other danger, to prevent population congestion and overcrowding of the land, to provide orderly expansion and extension of community services and facilities at minimum cost and maximum convenience.
- To provide for the proper arrangement of streets and highways in relation to those existing or planned and to provide for the most beneficial relationship between use of land, buildings, traffic, and pedestrian movements.
- To improve the quality of life through protection of the total environment, including the prevention of air, water, light, and noise pollution, the prevention of soil erosion, and the preservation of natural beauty and topography.

- To ensure appropriate surveying of land, preparing and recording of plats and the equitable handling of all subdivision plats by providing uniform procedures and standards for observance by both Wood County and developers.

For more information:

Wood County Subdivision Regulations.

<http://planning.co.wood.oh.us/wp-content/uploads/2015/07/FINAL-Subdivision-Regulations-Effective-August-6-2014.pdf>

Township Zoning Resolutions

The Township Zoning Resolutions are the primary regulatory tool for implementation of the County's Future Land Use Plan. The County could adopt a policy that requires townships to update their land use plans to conform with the County's plan and then update their zoning resolutions to be consistent as well. The county could make this a requirement for County Planning Commission recommendations of approval of development proposals. Wood County strongly encourages other townships currently without a zoning resolution to adopt this primary tool for development. The County Planning Commission could recommend townships land use plans over 10 years old; update their plans in conformance with this Future Land Use Plan.

The following zoning tools could be employed by the townships to implement the recommendations of this plan.

For more information:

Wood County Planning Commission

<http://planning.co.wood.oh.us/>

Planned Unit Developments/Cluster Subdivisions

Planned unit development (PUD) regulations typically merge zoning and subdivision controls allowing developers to plan and develop a large area as a single entity, with the design flexibility to mix land uses, housing types, and densities, and to phase large developments over a number of years. The township can also take a proactive role in creating regulatory standards for a PUD or Special District to ensure the quality, mix, and type of development generated by the PUD is consistent with the Development Types presented in this plan. Some of Wood County's townships have existing PUD regulations. This plan recommends these townships revisit their PUD regulations and consider updating them to better address modern development practices. Other township should perhaps consider adopting PUD enabling language to accommodate future development requests. The County's subdivision regulations contain PUD standards for the areas of the County which are unzoned. This tool allows for the implementation of cluster subdivisions, low impact development, and other effective land management tools in areas without local zoning.

For more information:

Wood County Planning Commission

<http://planning.co.wood.oh.us/>

Interagency/Jurisdictional Coordination

Coordination in a multi-jurisdictional environment such as Wood County is invaluable in the implementation of the County's Future Land Use Plan. This coordination is a combination of ongoing administrative efforts that can result in regulatory actions or agreements at various points in the future. This plan recognizes that agencies including township and municipalities regulate many elements of the community including sewers, water, transportation schools, and stormwater. The County can serve as a coordinating agency between the cities, villages, and townships, and provides general oversite to development practices through engineering, resource, and subdivision regulations. The following are additional forms of formal and informal coordination tools available in Wood County.

CEDAs and Annexation Agreements

The State of Ohio establishes Annexation Agreements (ORC 709.192) to help facilitate cooperation between local governments regarding issues including economic development, joint provision of public services, and mutually beneficial planning and land use. Cooperative economic development agreements (CEDA's), and annexation agreements are typically entered into between townships and cities (or villages/towns), however Ohio counties may be party to these agreements with a resolution of the designated board, and each municipality and township in the agreement. These agreements can help coordinate the management of development in land currently unincorporated by establishing the parameters of development or annexation as applicable.

The County Commission could encourage jurisdictions to use these formal agreements to help manage expectations for development in areas subject to annexation or intense growth pressures.

For more information:

County Commissioners Association of Ohio Annexation Manual
<http://www.ccao.org/commissioners-annexation-manual>

Joint Area Plans

One of the most basic approaches the county can take in pursuit of implementation is more focused or strategic planning efforts to develop recommendations or policies related to particular area of county management or geographically specific area. The general goals and strategies in the future land use plan are broad based and apply countywide; however, there are areas where more detailed and specific recommendations could be beneficial.

There are many areas identified in the Future Land Use Plan in the Growth Management Areas that could benefit from more detailed comprehensive study. The circumstances may require multi-jurisdictional planning to look at land use, transportation, economic development and other related factors contributing the future recommendations for the area.

Functional or Strategic Plans

Coordination with other jurisdictions as well as other departments those are responsible for resolutions and regulations that further the strategies of the plan are valuable. Since this is just a Future Land Use Plan other strategic or functional plans can be created to assist in implementation of the plan recommendations. These include but are not limited to:

- Economic Development Plans
- Transportation Plans
- Facility and Utility Plans-The provision of utilities is a major growth management tool.
- Parks and Recreation Plans
- Capital Improvement Plans or Programs
- Stormwater Management Programs and Plans
- Water Quality Management Plans/Programs

Linking the land use recommendations to the availability of public facilities, access, and other strategic efforts can enhance the county's ability to implement this plan while coordinating with the various departments and agency which also provide services and functions to the county.

Redevelopment and Infill Incentives

Every jurisdiction in Wood County is encouraged have a strategy for redevelopment and infill. Infill and redevelopment is appropriate in areas where the community has invested in public infrastructure and can support several local and regional planning objectives including economic development, neighborhood preservation and enhancement, and efficient use of existing urban services and facilities. Redevelopment and Infill is often difficult when sufficient greenfield land is available to accommodate growth, therefore community sometimes find incentives as an effective means to encourage redevelopment or infill rather than only greenfield development. The following are tools, programs, and efforts the county and various townships could consider in the implementation and support of redevelopment and infill.

Review of Current Development Regulations and Review Procedures & Barriers to Infill

It is important to identify barriers to infill development. In 2005, the Truckee Meadows Regional Planning Agency prepared a report on the barriers and incentives to infill development. The report was prepared to evaluate infill development as a key player in the reduction of sprawl. The authors of the report identified seven common hurdles or barriers to successful infill development. Those include:

- *Financing Barriers*: For most of the 1990s, infill projects were considered risky due to untested marketability of mixed-use infill projects. However, over the last decade

increased interest in these types of projects has lifted some of that risk. But current financial conditions make lending a risk on all levels.

Incentives: When the private market is not willing or able to invest in infill redevelopment projects, public or non-profit coordination of funding sources could provide an incentive for financing infill. Community Development Corporations and Economic Development Agencies can be important players in identifying and making accessible financial incentives for infill. Grants, flexible financiers, tax abatements, and city- or revolving loan fund for gap financing can all be possible options.

- *Infrastructure Barriers*--In established developed areas, infrastructure (roads, utilities) are often designed to manage the intensity/density of development that is on the ground or was on the ground. Infill often requires intensification or alternative use to that for which the original infrastructure has capacity. Additionally, the existing infrastructure may have aged to obsolescence and need replacement to function properly. Infill development often has to contend with inadequate or deteriorating infrastructure.

Incentives: Obsolete or deteriorating infrastructure can have high price tags to upgrade. The County or cities can provide incentives through capital improvement programs or tax increment finance districts to help alleviate some of the financial burden from the private development to encourage improvement and reinvestment.

- *Regulatory Barriers*--Conventional zoning often promotes lower-density, single-use and auto oriented development patterns. These typical standards can be a barrier to denser, taller, and more walkable development patterns. The result in these cases is that developers have to go through extensive and often expensive rezoning processes to achieve an appropriate infill development. In addition to the development standards, the review and permitting process, if too laborious or expensive, can also be seen as a barrier by developers.

Incentives: Zoning that is unsupportive of an infill vision will hinder the process. Being proactive in creating new zoning regulations that are conducive to urban form redevelopment can remove rezoning process and timeline hurdles, making redevelopment more feasible for developers. Likewise, any attempt to make the permitting process as efficient and quick as possible will make infill development as attractive, if not more, than Greenfield projects. For example, Charlotte's Neighborhood and Community Services agency supports developers through the permitting process to make it as easy as possible to navigate.

- *Land Assembly and Cost of Land*--Small projects on individual parcels may be less attractive or financially feasible for a developer. Because of diverse ownership and conditions of parcels, it can often be challenging to assemble large enough pieces of land for a successful infill redevelopment project. If the process and cost of identifying a site is daunting, a developer is not likely to attempt a development. However, a city or

community with clearly identified target areas and vacant or available land will be much more successful in creating infill development.

Incentives: *Communities that target areas for redevelopment and play an active role in assembling larger enough sites to be economically feasible can more easily attract and catalyze redevelopment.*

- *Brownfield Site Barriers*—Infill situations can often involve brownfields or abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. The cost of redeveloping a brownfield site will involve the remediation of any environmental contamination, which could be a costly process that makes the site economically challenging.

Incentives: *Incentives for brownfield cleanup include state supported tax refunds for creating new jobs in brownfield sites, low interest loans, and city/county purchase and remediation of land.*

- *Resistance from Neighbors Barriers*—Because infill is inherently occurring adjacent to or within existing neighborhoods or business districts, the proposed increases in density can often incite residents to opposition. Additionally, the perception of deteriorating areas or obsolete areas can lead to hesitation to do piecemeal redevelopment in these areas for fear of marketability. This ties to the final barrier, which is weak political leadership.

Incentives: *Open planning processes and education that include grassroots and community involvement provide better chance of success and community support of the infill projects. So proactive advanced planning for reinvestment and infill can help prepare a unified future vision that can be attained in phases.*

Regular Monitoring and Updates

The county should monitor the progress of the plan recommendations and development occurring and regularly update the plan. A one five, and ten year schedule is ideal, with regular monitoring occurring annually, minor updates as needed every five years, and a full update occurring every 10-years.

Amendments

In some circumstances, outside of the regular monitoring or updating of the plan, there may be a need to amend the Future Land Use Plan. It is important to point out that this plan is a community based statement of where the county would like to be in the future and is the result of a steering committee driven process that included a cross section of county stakeholders. Any amendments made to the plan should be held to the same high level of analysis and public scrutiny. Amendments to the adopted plan must follow the same review and adoption process as the plan itself.



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WOOD COUNTY FUTURE LAND USE PLAN

McBride DALE
CLARION