

Character Zone Recommendations for Greene County

1. **Natural and Open Space:** These areas include parks, open spaces, and undeveloped natural areas. They may serve recreational or conservation purposes and should be protected from extensive development. These areas may be improved with amenities and other enhancements based on community desire.

- Example areas: John Bryan State Park, Sugarcreek Metropark, quarries
- Development Framework: preservation
- Common Land Uses: Recreational, Natural, Open Space



2. **Agriculture:** Areas that are primarily in agricultural use and include single family residential, agriculture-related buildings, and civic uses. They may also include specific small-scale retail uses. Buildings are generally set far back from the roadway on large lots, typically over one acre. These areas may not be served by water and sewer utilities.

- Example areas: eastern Greene County
- Development Framework: preservation
- Common Land Uses: Agricultural, Residential, Commercial



3. **Rural Living:** Low density, single family housing on large to medium lots, typically three to ten acres in size, surrounded by and permit agricultural uses. Automobile oriented with minimal connectivity and often lack sidewalks and bicycle infrastructure. Homes are setback far from road with significant distance from other homes. These areas may not be served by water and sewer utilities.

- Example areas: Sugarcreek Township, Spring Valley Township
- Development Framework: preservation
- Common Land Uses: Residential, Agricultural, Open Space, Recreational



4. **Suburban Living:** Consisting mainly of residential areas, homes are arranged along wide, curvilinear streets with few intersections. Building and lot size may range in size and density but tend to be highly consistent within a development with limited connectivity between different residential types and non-residential uses. This area may include small neighborhood parks and open spaces.

- Example areas: Beavercreek Township, Shawnee Hills
- Development Framework: limited growth
- Common Land Uses: Residential, Open Space, Recreational, Commercial



5. **Urban Living:** Primarily residential areas feature a mix of housing types on small lots with a traditional neighborhood appearance. This character zone features a street network of small blocks, a defined center and edges, and connections to surrounding development. These areas can include appropriately scaled nodes of small scale retail and/or office uses. Complimentary uses like parks and recreation and community facilities would be desirable within walking distance.

- Example areas: Fairborn, Xenia, Yellow Springs
- Development Framework: controlled growth
- Common Land Uses: Residential, Commercial, Civic, Recreational



6. **Community Center:** Traditional activity centers with a mix of public, institutional, commercial, office, and residential uses. They may be located in either incorporated or unincorporated areas. Streets accommodate moderate traffic at slow speeds and should include on-street parking and feature amenities for pedestrians such as wide sidewalks, street trees, and benches. New development is encouraged to fill in vacant sites such as underutilized parking areas or unused buildings.

- Example areas: downtown Xenia, Bellbrook, Spring Valley
- Development Framework: intended growth
- Common Land Uses: Commercial, Civic, Institutional, Residential



7. **Commercial and Employment Center:** Areas that feature nodes of commercial and/or employment activity. Typically characterized by buildings on or along major roadway corridors with surface parking lots to accommodate customers or employees. The existing pattern should evolve to raise design quality, improve connectivity to surrounding areas and become more walkable with shorter blocks, buildings near streets and shared parking. Area may feature multi-family residential uses.

- Example areas: Colonel Glenn Hwy, The Greene, North Fairfield Road
- Development Framework: intended growth
- Common Land Uses: Commercial, Industrial, Residential



8. **Institutional Campus:** Academic and government campuses including a range of building types that reflect their functional use. The core of the campus area may cluster buildings in a walkable pattern at the edges of campus. Related facilities and parking areas are located. Character zone does not include medical, senior living, or religious centers.

- Example areas: WPAFB, Central State, Wright State
- Development Framework: special district
- Common Land Uses: Institutional, Civic



Development Framework

The Development Framework aims to describe the general development intent for an area and serves as a foundation for future regulatory policy. The Development Framework considers a spectrum of three factors including function, activity, and form.

- Function – from single use to mixed use
- Activity – from low intensity to high intensity
- Form – from rural to urban

Special districts, such as institutional campuses, are unique and serve a special function. These areas are not subject to the Development Framework.

