

Character and Land Use

The Character and Land Use Plan will express the intent for how Beavercreek Township should use its land resources in the future. The 12 Character Types, which are types of places that share attributes of urban and rural form and function, as well as land uses or types of development, are defined below.

SUBURBAN LIVING, LOW INTENSITY

Suburban Living, Low Intensity areas are primarily single-family neighborhoods in which larger lots predominate, but which may include a mix of lot sizes, housing sizes, and styles. Styles are grouped and separated within the subdivision. Neighborhoods should be well-connected by street and trail networks and integrate parks and civic uses.

INTENT

- Accommodate a variety of household types and sizes, including families with children and multi-generational households
- Provide pedestrian, bike, and vehicular connectivity between residential developments and parks and open space
- Development respects natural resources of each parcel and incorporates them into site design (e.g., avoid clear cutting, protect waterways, etc.)

PRIMARY USES

- Single-family residential

SECONDARY USES

- Civic and Institutional
- Parks and Open Space



SUBURBAN LIVING, MEDIUM INTENSITY

Suburban Living, Medium Intensity areas are walkable neighborhoods that are marketable to all age groups with a variety of housing types, styles, and price points. Housing is geared toward smaller houses, townhomes, and neighborhood multi-family on smaller lots. Neighborhoods may be near amenities and are well-integrated with natural sites. This character type can transition between commercial and lower intensity residential areas.

INTENT

- Provide a variety of housing options to support different needs, including younger, first-time homeowners and older adults seeking to age in place
- Provide pedestrian, bike, and vehicular connectivity between residential developments and parks and open space
- Some key natural areas within the development area are kept as common open space while accommodating infrastructure, etc.

PRIMARY USES

- Single-family Residential
- Multi-family Residential
- Specialty residential (e.g., age-targeted, live-work, etc.)

SECONDARY USES

- Civic and Institutional
- Parks and Open Space
- Commercial*



*Note commercial is defined to include Office and Retail uses

LOW IMPACT DEVELOPMENT NEIGHBORHOOD

Low Impact Development Neighborhoods are designed to preserve large, contiguous natural areas by clustering single family homes on smaller lots. Lots either front or are adjacent to shared natural areas. Neighborhoods are designed with sidewalks and amenities that support enhanced walkability and connection to natural spaces. Non-residential uses are also acceptable in this area if developed at an appropriate intensity.

INTENT

- Allow for residential development while conserving open space and natural resources, and preventing construction in flood prone areas
- Provide pedestrian and vehicular connectivity within and between residential developments and to natural areas
- Natural spaces are prioritized for preservation, avoided during site development, and protected by clustering home sites away from them

PRIMARY USES

- Single-family residential

SECONDARY USES

- Commercial
- Civic and Institutional
- Parks and Open Space



*Note commercial is defined to include Office and Retail uses

CIVIC AND INSTITUTIONAL

Civic and institutional areas consist of schools, Federal, State, County and Township-owned property, public safety facilities, critical infrastructure, and other civic facilities. These areas often have a development pattern that is unique to each area and may differ significantly depending on specific use and may be very different from their surroundings.

INTENT

- Provide functional spaces for institutional activities
- Encourage integration of institutional uses with adjacent neighborhoods where appropriate
- Provide buffering through landscaping and building placement when adjacent to neighborhoods where appropriate
- Provide appropriate connectivity to nearby uses through sidewalks, paths, and streets

PRIMARY USES

- Civic and Institutional

SECONDARY USES

- Office
- Commercial
- Parks and Open Space



*Note commercial is defined to include Office and Retail uses

MIXED RURAL

Mixed Rural areas blend agricultural land and residential, commercial, and light industrial development. These areas are largely agricultural in character but may include large lot subdivisions or pockets of other development. Building setbacks and lot size may vary more than in Traditional Agricultural but lots are typically over two acres. These areas may not be served by water and sewer utilities.

INTENT

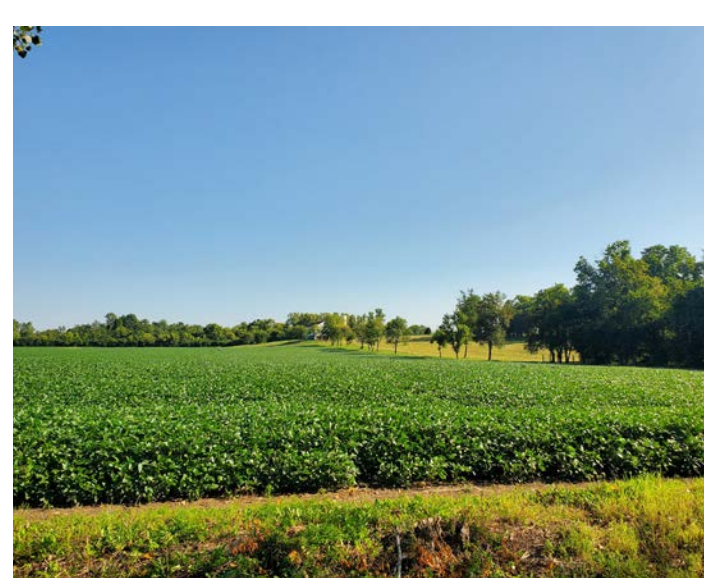
- Provide areas for residential growth while maintaining agricultural use
- Provide opportunities for agritourism and agricultural-related commercial activities

PRIMARY USES

- Agricultural
- Single-family residential

SECONDARY USES

- Small-scale Commercial
- Agritourism
- Civic and Institutional
- Parks and Open Space



TRADITIONAL AGRICULTURAL

Traditional Agricultural areas are primarily agricultural in use and may also include single-family residential, agriculture-related businesses, civic uses, and small-scale retail. Buildings are generally set far back from the roadway on large lots (over five acres). Traditional rural aesthetic is maintained with large areas that are undeveloped and in use for farming. These areas may not be served by water and sewer utilities.

INTENT

- Preserve existing agricultural land and limit new development
- Maintain a rural aesthetic

PRIMARY USES

- Agricultural
- Single-family residential

SECONDARY USES

- Civic and Institutional
- Parks and Open Space
- Agritourism



Character and Land Use

CORRIDOR COMMERCIAL

Corridor Commercial includes a wide variety of large-scale retail, offices, and services in a car-oriented pattern. This type of development tends to serve a larger community or regional market and is located along major corridors.

INTENT

- Accommodate a wide range of large-scale commercial uses
- Concentrate future commercial development along major corridors and intersections
- Provide connection to surrounding pedestrian and bicycle path networks and provide safe pedestrian facilities within sites, including lights, crosswalks, and other amenities

PRIMARY USES

- Commercial

SECONDARY USES

- Light Industrial
- Civic and Institutional



*Note commercial is defined to include Office and Retail uses

NEIGHBORHOOD COMMERCIAL

Neighborhood Commercial areas are smaller nodes of commercial development that provide goods and services within walking distance of surrounding neighborhoods. They generally exist near prominent intersections within a neighborhood. This character type can also serve as a transition from more intense uses to residential areas.

INTENT

- Accommodate small-scale office and retail to support local communities
- Provide pedestrian and bicycle connectivity to surrounding neighborhoods and civic uses
- Provide features such as signage, sidewalks, lighting, benches, street trees, and landscaping

PRIMARY USES

- Small-scale Commercial

SECONDARY USES

- Civic and Institutional
- Parks and Open Space
- Specialty residential (e.g., age-targeted, live-work, etc.)



*Note commercial is defined to include Office and Retail uses

BUSINESS AND RESEARCH CENTER

Business and Research Centers accommodate an array of modern, low-impact industrial uses that include assembly, processing, warehousing, as well as flexible office space suitable for new technologies or research and development activities. These areas may include existing light industrial operations.

INTENT

- Provide flexible space to support a variety of low impact Industrial and Commercial activities
- Provide a transitional use from industrial uses while encouraging integration with neighboring residential uses, allowing for live-work communities.
- Provide buffering through landscaping and building placement when adjacent to neighborhoods

PRIMARY USES

- Light Industry
- Warehousing/Distribution
- Commercial

SECONDARY USES

- Civic and Institutional
- Parks and Open Space



*Note commercial is defined to include Office and Retail uses

LOW IMPACT COMMERCIAL

Low Impact Commercial is characterized by commercial and industrial buildings that are designed to preserve open space and the natural features in the area. These areas are primarily located adjacent to environmentally sensitive areas. Development in this area must be mindful of potential environmental impacts, which means separation between developed parcels and adjacent natural resources and limiting commercial uses which are not compatible.

INTENT

- Provide flexible and adaptable employment areas for commerce, light industry, and offices
- Protect and preserve natural resources and environmentally sensitive areas

PRIMARY USES

- Commercial
- Light Industry

SECONDARY USES

- Civic and Institutional
- Parks and Open Space



*Note commercial is defined to include Office and Retail uses

INDUSTRIAL

Industrial areas in the township include light industry, mining and extraction, and major utilities.

INTENT

- Support light industrial and mineral extraction activities away from neighborhoods
- Utilize natural or man-made buffers such as waterways or forests to separate industries from other uses
- Encourage green infrastructure and site design practices to reduce environmental impacts

PRIMARY USES

- Light Industry
- Warehousing/Distribution
- Extraction/Mining

SECONDARY USES

- Office
- Commercial
- Open Space



*Note commercial is defined to include Office and Retail uses

OPEN SPACE AND CONSERVATION

Open spaces highlight the natural features and assets of Beaver Creek Township. These areas include parks, preserved spaces, waterways such as the Little Miami River, and recreational amenities. Areas in this character type serve recreational and conservation purposes and are protected from development.

INTENT

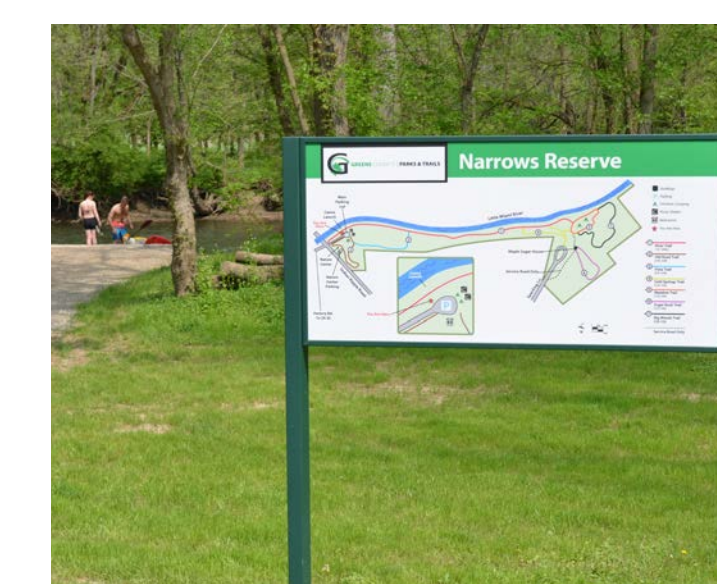
- Preserve existing green space and natural resources
- Protect and enhance natural areas
- Provide access to recreational opportunities on public land

PRIMARY USES

- Parks
- Open Space
- Conservation

SECONDARY USES

- Civic and Institutional



*Note commercial is defined to include Office and Retail uses