

An aerial photograph of a rural landscape. The scene is dominated by lush green fields and dense clusters of trees. A winding road or path cuts through the center of the image. In the distance, there are some buildings and a small pond. The sky is blue with scattered white clouds. The text 'RURAL BY DESIGN' is overlaid in large, dark green, bold, sans-serif capital letters.

# RURAL BY DESIGN

**2023 PERRY TOWNSHIP  
COMPREHENSIVE PLAN**

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RESERVED FOR AUTHORIZING LEGISLATION

## EXECUTIVE SUMMARY

In Perry Township, the comprehensive land use plan is dedicated to preserving its rural character, rich agricultural heritage, and scenic landscapes while fostering sustainable growth and development. This commitment includes promoting diverse housing options and affordable living to prevent sprawl, environmental stewardship for the protection of natural resources, and active community engagement in the decision-making process. The plan emphasizes efficient land use policies, supports agriculture and forestry preservation, and ensures access to vital infrastructure and services. It also promotes economic diversification through small businesses, tourism, and value-added agriculture while encouraging collaboration among local entities for shared goals and challenges, embodying Perry Township's dedication to a resilient and vibrant rural community.

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# ACKNOWLEDGEMENTS

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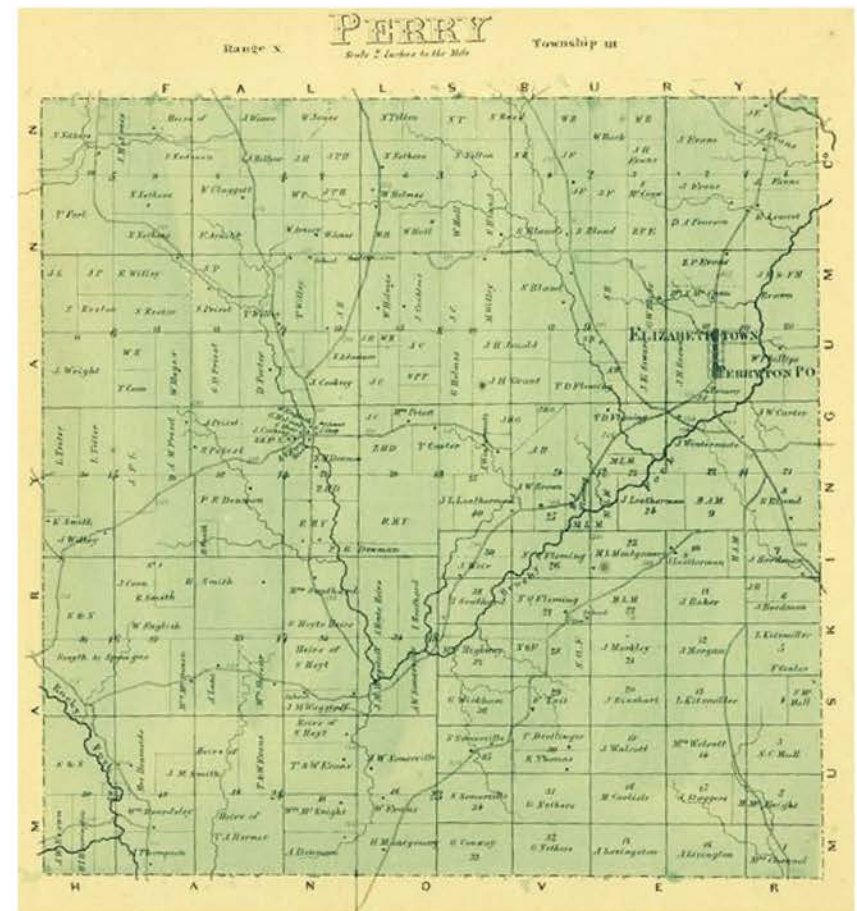


Image 1 - Perry Township Land Record



An aerial photograph of a rural landscape in Perry Township. The scene features a large, brown, harvested field in the upper half, a dense green forest in the middle, and a white house with a grey roof in the lower-left quadrant. A dirt road curves through the lower-left area, and a small stream flows through the bottom right. The sky is blue with light clouds.

# INTRODUCTION

Image 2 - Perry Township Landscape  
Photograph Date: May 26, 2023



## ABOUT PERRY TOWNSHIP

Perry Township is in eastern Licking County. Founded in 1918, the Township 25.2 square miles and is predominately farmland, residential and with very little areas of suburban subdivisions. Perry Township does not have any incorporated municipalities.

Considered part of the Columbus, Ohio metro region, Perry Township is in northeastern Licking County.

Bordered to the west by Mary Ann Township, to the north by Fallsbury Township, to the south by Hanover Township and to the east by Muskingum County. The Township has direct access SR-586.

Perry Township lies entirely within Licking Valley School District.

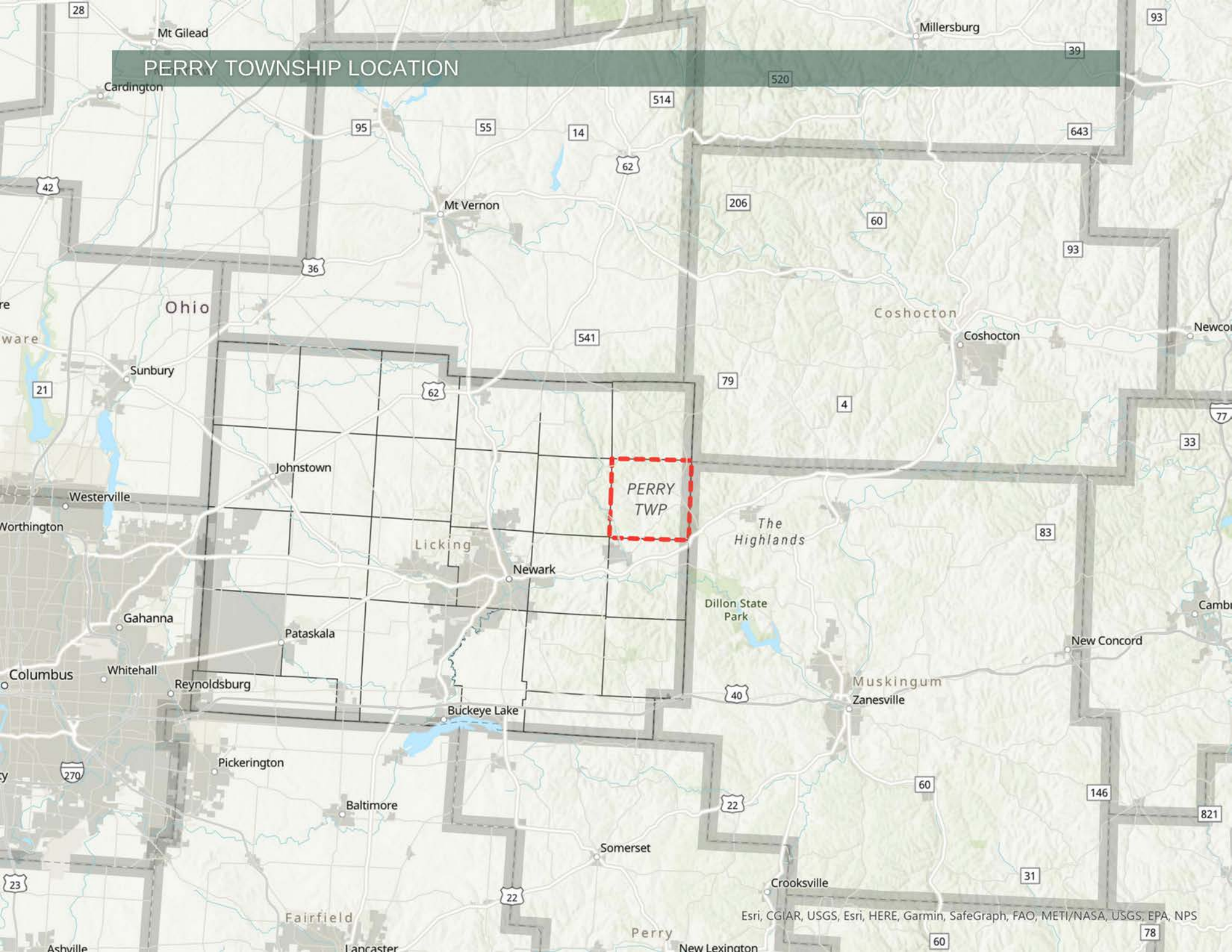
People often find that Perry Township with its rural, slower paced lifestyle provides many benefits and a sense of contentment that they may not be able to find in a more urban setting. It can be a relief to be away from the hustle and bustle of the city, and to be able to enjoy the simpler things in life.

The rural lifestyle often allows people to develop a closer relationship with nature, and to enjoy the beauty of the countryside on a day-to-day basis. It can also be a great way to connect with the local community and to build strong connections with people who have similar values and interests. Furthermore, the slower pace of life may allow for people to take the time to appreciate the little things in life and to find a sense of peace and serenity.

**AN OVERWHELMING MAJORITY OF RESPONDENTS (75%) EXPRESSED THE NUMBER ONE REASON THEY LIVE IN PERRY TOWNSHIP IS THE NATURAL BEAUTY AND RURAL AESTHETICS OF THE AREA.**

*2023 Perry Township Comprehensive Plan Community Survey*

# PERRY TOWNSHIP LOCATION





## DEVELOPMENT PRESSURE

In recent years, land development in western and central Licking County has become increasingly popular. In addition, the intersection of SR 668 and SR 16 has become of particular interest to Muskingum County leaders for commercial and manufacturing development.

Unfortunately, rapid development often comes with a lack of proper planning, resulting in the development of landscapes without any thought to the longterm impact. This type of unplanned land development can have serious repercussions for the environment and local communities, as it often fails to consider the consequences that its actions may bring about. For example, an area may be developed without proper infrastructure in place (or plans to do so), such as the water services needed to accommodate growth, leading to inadequate utilities being provided for local residents. Furthermore, it's not uncommon for these developments to occur on fragile terrain that has been disturbed by human interference before - further damaging nature and potentially impacting species survival. Unplanned land development can also lead to an increase in traffic and air/noise pollution due to the additional vehicles now needed within the area; this can then have a detrimental effect on people's quality of life within that region.



Image 3 - Perry Township Landscape  
Photograph Date: May 26, 2023

# CENTRAL OHIO REGION

Knowing Perry Township is an attractive option to growing families and others looking for a rural lifestyle, the Perry Township Board of Trustees began the process of creating this comprehensive plan in the winter of 2022 with the assistance of Neighborhood Strategies.

The Central Ohio region continues to grow and is on track to exceed three million residents by 2050, based on the most recent data from the Mid-Ohio Regional Planning Commission (MORPC).

The most recent modeling projections of 3.15 million for the 15-county region represents a slight uptick from previous projections. Over the next 25 years, the Central Ohio region will see a growth of 726,000 people, which equates to 272,000 additional households and 357,000 additional workers.

Table 1 - Central Ohio Growth Projections by 2050

	2018	2050	INCREASE
POPULATION	2,373,300	3,007,3000	634,000
HOUSEHOLDS	920,878	1,168,878	248,000
JOBS	1,196,303	1,490,303	294,000

Central Ohio is expected to keep growing at an even-faster pace as mega projects like Intel’s semiconductor plant in the City of New Albany come online. The employment at Intel in 10 years, if they completely follow through with their plans, could be around 12,000 according to Intel.

**Rural by Design** assumes the population of Perry Township will steadily begin to grow following rapid growth to the west. At the time of this plan, it was too early to know exactly how many people will move to Perry Township or the exact time frame. However, proximity to Intel's factory will in no doubt impact the population growth in the Township.

In addition to Intel, there are many major projects in some stage of construction in the central Ohio including Honda/LG, Ohio State Wexner Medical Center, John Glenn International Airport, and Silicon Heartland Innovation Park.



## OHIO ONE (INTEL)

Intel Corporation, one of the world's leading technology companies, has recently announced plans to bring its cutting-edge innovations to New Albany, Ohio. This move will not only create thousands of jobs across the state but also make Ohio an even more attractive destination for tech investments and talent.

The new site in New Albany will build upon Intel's existing presence in the United States state, which includes locations in Chandler, Arizona and Hillsboro, Oregon.

The \$20 billion investment will be used to construct two new advanced manufacturing facilities: a 3D packaging plant and a research and development center. Together, these facilities in New Albany are expected to deliver up to 12,000 permanent jobs once they are completed.

***Rural by Design*** will provide local and regional policy makers, business leaders, developers, and public stakeholders with a clear and objective understanding of the impacts of varying growth and public investment decisions.

Image 4 - Intel Site (May 2023)



Image 5 - Intel Site (March 2023)



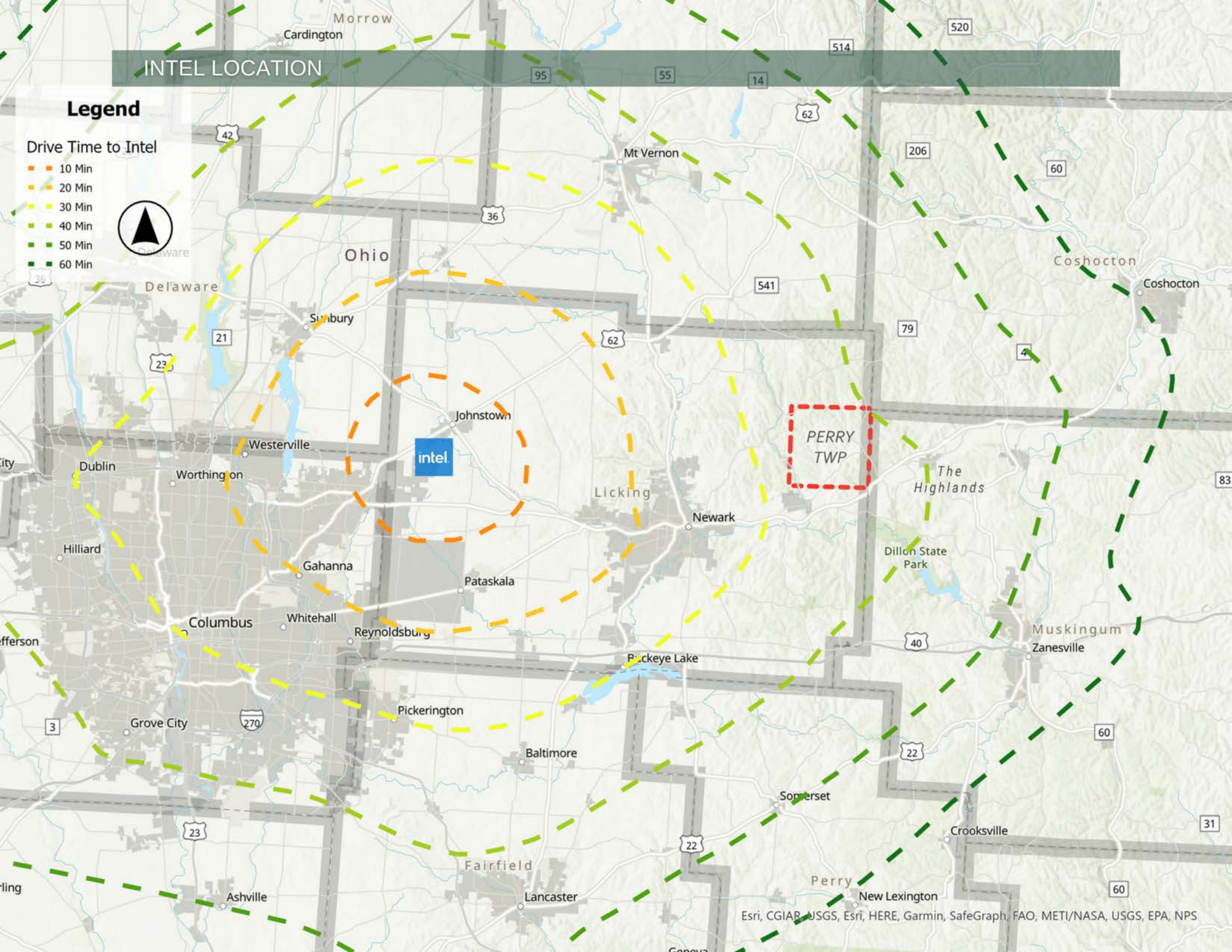


# INTEL LOCATION

## Legend

### Drive Time to Intel

- 10 Min
- 20 Min
- 30 Min
- 40 Min
- 50 Min
- 60 Min





# WHY ADOPT A COMPREHENSIVE PLAN

With or without a comprehensive plan, local officials should base their decisions on what they perceive to be best for the community's future. But how can officials demonstrate that these decisions are neither arbitrary nor biased, and that they do in fact represent the community's best interest? A comprehensive plan is a legally and locally adopted document created in collaboration with a committee of residents using public input. Local officials use an adopted plan to guide their decision-making. As such, courts have consistently upheld decisions that are based on the recommendations of a comprehensive plan. In fact, Ohio law goes as far as to necessitate comprehensive planning for townships that implement zoning.

According to Chapter 519.02 of the Ohio Revised Code, "For the purpose of promoting the public health, safety, and morals, the board of township trustees may in accordance with a comprehensive plan regulate by resolution the...uses of land for trade, industry, residence, recreation, or other purposes in the unincorporated territory of such township..."

Many communities regard comprehensive planning as unnecessary until there is some evidence that change is imminent. In doing so, they fail to realize that the very purpose of comprehensive planning is to be proactive and strategic in influencing the community's future.

Compared to western Licking County, Perry Township is not facing immediate growth pressure. However, taking into account the volume of property transfers and new building currently underway in the Township and what has occurred in the past five years, the time to plan for future growth and development is now.

The widening of State Route 161, continued location of businesses to the New Albany International Beauty Park and regional economic successes, planned manufacturing at the SR 16/SR 586 intersection in Muskingum County plus the attractive rural and small-town character of the area are likely to result in significant growth within the next five years. As growth and development occur, township residents will benefit from an established plan that was designed to protect the community in the face of change.

# PURPOSE OF RURAL BY DESIGN

*Rural by Design* should be used as a guide for public decisions that affect the physical development and maintenance of the Township. Among other items, the plan may be used as a basis for:

1. Development of detailed physical plans for sub-areas of the Township;
2. Analysis of subdivision regulations, zoning standards and maps, and other implementation tools;
3. The location and design of thoroughfares and implementation of other major transportation facilities and programs;
4. Identification of areas to be served with utility development and extensions;
5. The acquisition and development of sites for community facilities;
6. The acquisition and protection of major open space;
7. Provision of a framework by which short-range plans (zoning requests, subdivision review, site plan analysis), and day-to-day decisions can be evaluated regarding their long-range benefit to the community; and,
8. Preparation of zoning regulations so they can be adopted in accordance with a comprehensive plan.

# USE OF RURAL BY DESIGN

The maps and figures that describe the recommended locations of various land uses and facilities should not be assumed to be entirety of the plan. They are only one component of the comprehensive plan. The primary role is to show how policies and standards are to be applied to the actual physical form of the community. Recognize, however, that commitment of citizens to planning is fundamental to the implementation of the recommendations made by maps, figures, and other components of the plan. Keeping in mind the welfare of the total community in the decision-making process, a user of the comprehensive plan is encouraged to consider the following procedural steps:

- STEP 1 - Refer to the future land use plan text and map to ensure over-all consistency of pending decisions with the plan;**
- STEP 2 - Refer to the other elements of the plan (i.e., residential, commercial, transportation, etc.) for appropriate goals, objectives and policies;**
- STEP 3 - Refer to related plans, technical information and/or individualized characteristics of the issue under study;**
- STEP 4 - Assess the public interest, the technical nature and/or time constraints of the issue under study; and,**
- STEP 5 - Evaluate information and take appropriate planning and decision-making action.**



# RURAL BY DESIGN GUIDING PRINCIPLES

**Preserve and Enhance Rural Character:** Maintain the unique identity, agricultural heritage, scenic landscapes, and open spaces that define Perry Township.

**Sustainable Growth and Development:** Encourage responsible and balanced growth that supports economic vitality, while protecting natural resources, agricultural lands, and the overall quality of life for residents.

**Land Use Planning:** Establish appropriate, minimal zoning regulations and land use policies that promote compatible development patterns, protect sensitive areas, and ensure the efficient use of land.

**Agriculture and Forestry Preservation:** Support and protect agricultural and forestry activities as essential components of the rural economy, including the preservation of farmland, promoting sustainable practices, and facilitating access to markets.

**Infrastructure and Services:** Ensure access to reliable infrastructure, such as transportation, utilities, healthcare, and education, while considering the unique needs and challenges of rural areas.

**Housing and Affordable Living:** Promote diverse housing options, including affordable housing, that meet the needs of residents while preserving the rural character and preventing sprawl.

**Environmental Stewardship:** Preserve and enhance natural resources, including water bodies, forests, wildlife habitats, and biodiversity, through conservation efforts, sustainable land management practices, and responsible development.

**Community Engagement:** Encourage active participation and input from residents, stakeholders, and local organizations in the planning process to ensure that decisions reflect the needs, aspirations, and values of the community.

**Economic Development and Diversification:** Foster a resilient and diversified rural economy by supporting small businesses, entrepreneurship, tourism, value-added agriculture, and other industries that align with local strengths and resources.

**Collaboration and Partnerships:** Foster cooperation and collaboration among local government agencies, community organizations, neighboring jurisdictions, and regional entities to address shared challenges, leverage resources, and achieve common goals.

# PLANNING COMMITTEE AND SURVEY

The Perry Township Board of Trustees tasked Neighborhood Strategies, a local community planning firm, with preparing a strategic plan for the Township during a period of unprecedented growth. Neighborhood Strategies managed the research, community input, planning guidance, and preparation of this strategic plan over an 8-month period. As a community-supported document, the Perry Township Strategic Plan was directed by a volunteer Community Advisory Committee made up of community members appointed by the Township Trustees. The Committee met monthly from January 2023 to August 2023.

Neighborhood Strategies worked with the Community Advisory Committee to draft and manage a public survey. Survey questions were designed to help the committee gather information about public sentiment on a variety of issues affecting the future of the Perry Township.

Questions asked for basic demographic information, as well as opinions regarding current and future services, and development within the community. One of the most important considerations when formulating a comprehensive plan is public input.

Each Perry Township property owner was mailed a postcard soliciting input regarding the future of the community. The postcard provided a QR code to directly link to the online survey. The postcard also noted the survey was available at the Perry Township building for those not wanting to complete the survey online. 164 survey responses were recorded online while two were completed at the Township building. Respondents were able to address any issue at the end of the survey by completing an open-ended statement. Complete survey results are included in Appendix A.

Image 6 - Survey Mailer Card





# SURVEY RESULTS

Residents were asked to express their opinions regarding the future development and growth of Perry Township. The survey aimed to gauge the level of support for maintaining a rural character with limited development or pursuing a more urbanized and developed community. The results clearly indicate a significant preference for preserving the rural charm and advocating for minimal development. This summary narrative presents a comprehensive overview of the survey findings, highlighting the key reasons and sentiments behind the community's desire to maintain a rural environment.

**Preservation of Natural Beauty:** An overwhelming majority of respondents (75%) expressed the number one reason they live in Perry Township is the natural beauty and rural aesthetics of the area. They emphasized the importance of preserving the open landscapes, green spaces, and scenic views that define the rural character. There is a shared sentiment that urbanization would result in the loss of these cherished natural assets. (Question 6)

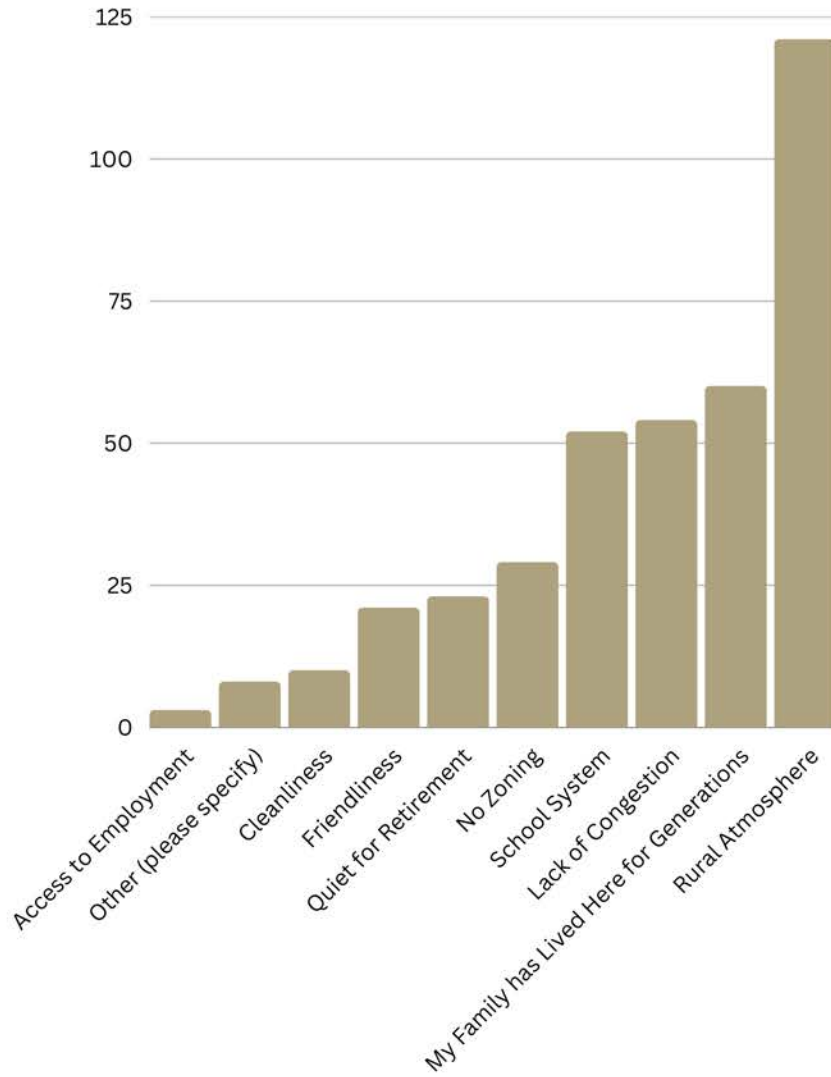
**Agricultural and Historical Heritage:** A considerable number of participants (74%) emphasized the significance of preserving the area's agricultural roots and historical heritage. They valued the agricultural landscapes, local farming traditions, and historical landmarks that reflect the community's unique identity. Participants expressed the need to support local farmers and maintain the connection to the area's history and heritage. (Question 14)

**Environmental Conservation:** Environmental concerns emerged as a major theme in the survey responses. A significant portion of participants supported utilizing zoning for the protection of the ecosystem, including flood plains (45%), erosion prone areas (52%), sensitive wetlands (55%), air quality (67%) and protection of farmland (81%). These results show an apprehension about the potential negative impacts of increased development on the environment, such as pollution, deforestation, and habitat destruction. (Question 17)

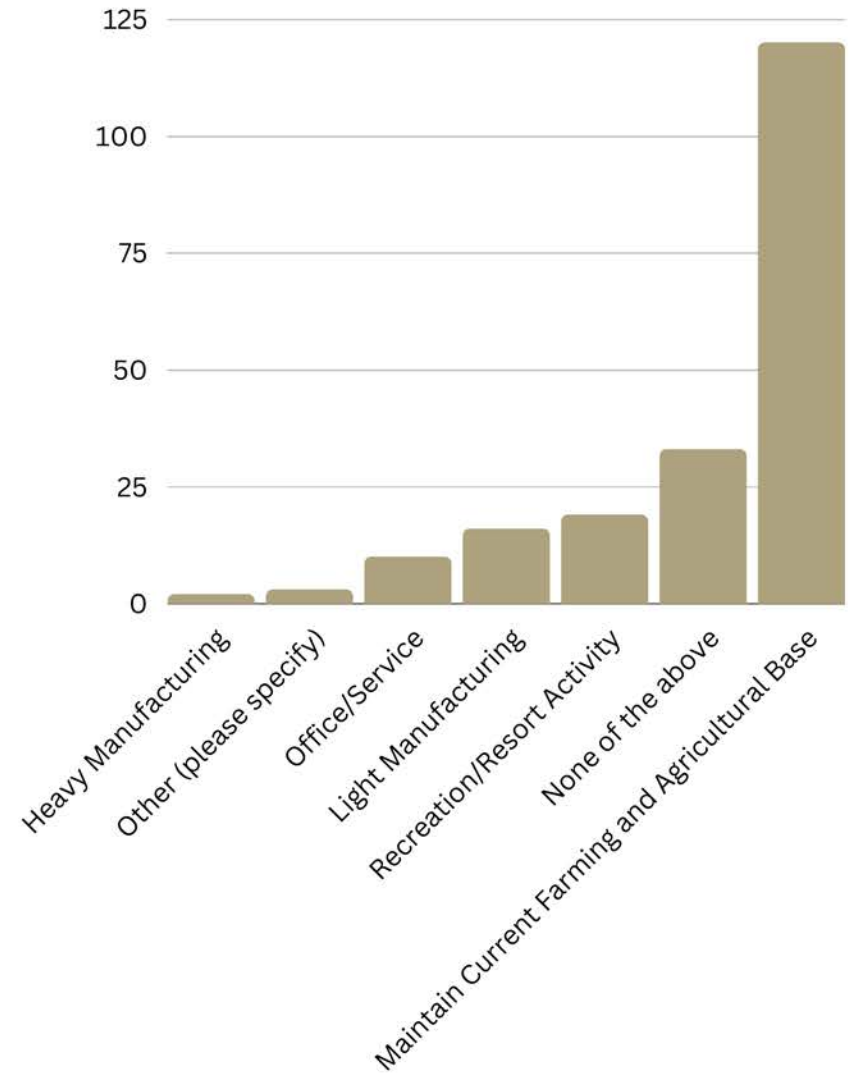
**Infrastructure Limitations:** A notable finding from the survey was the lack of desire for central water and sewer systems. Only 3% of survey responses desired central water service while 4% wanted central sewer. Issues such as strain on utilities, transportation systems, and public services were frequently mentioned as potential challenges associated with increased urbanization. (Question 18)

# SURVEY RESULTS

Q6 - What are the top two reasons you live in the Township?

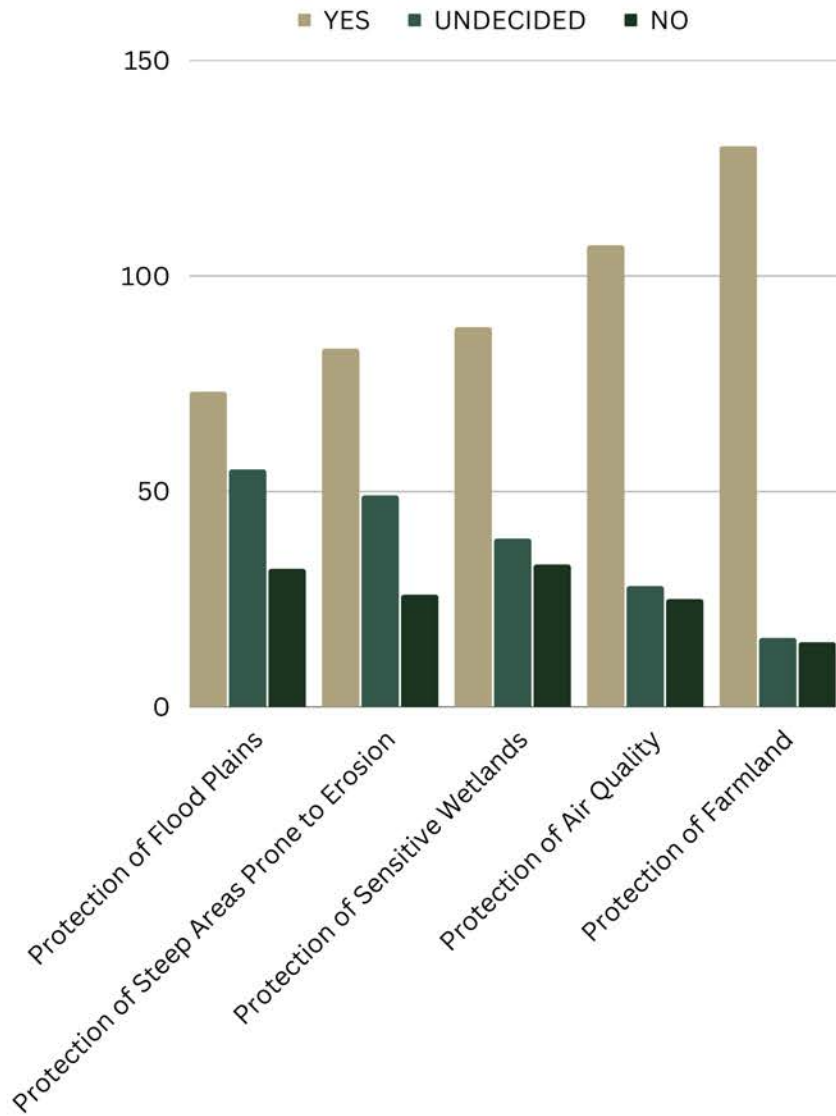


Q14. - Which type(s) of job-creating employment opportunities would you like to see in the Township?

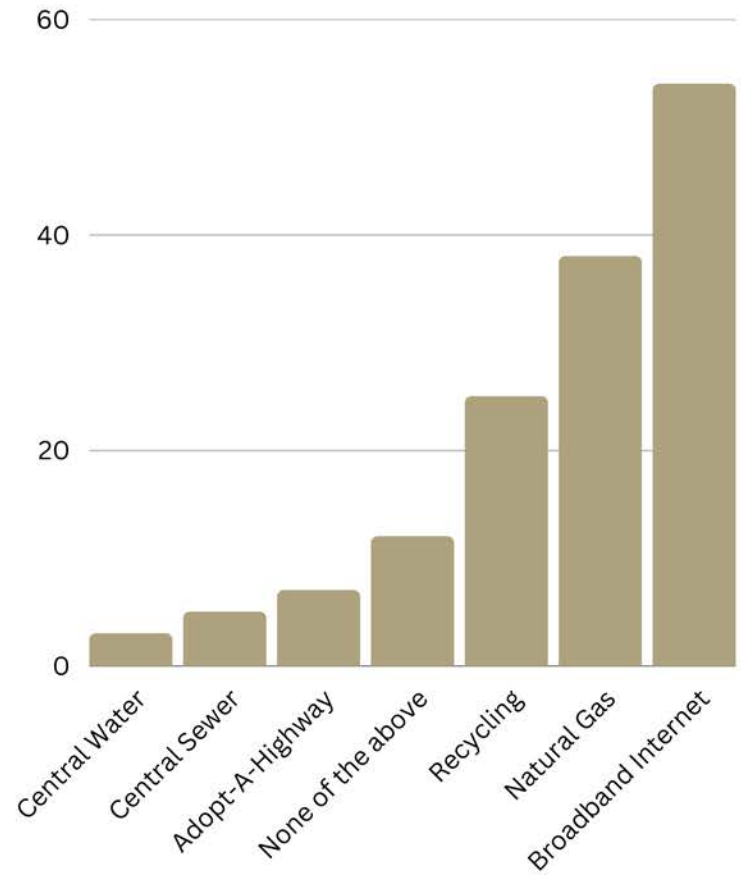


# SURVEY RESULTS

Q17 - Zoning should be used for:



Q18 - Do you feel the following services are needed?







# ELEMENT I DEMOGRAPHICS

Image 7 - Perry Township Landscape  
Photograph Date: May 26, 2023



# POPULATION & HOUSING UNITS

The 2020 population of Perry Township is 1,671 with 578 households and 623 housing units.

18% population growth since 2000 (pop. 1,417) and a 21% increase since 2010 (pop. 1,381).

## **Of the 1,671 residents:**

- 6 identify as American Indian and Alaskan Native
- 7 identify as Asian
- 6 identify as Black or African American
- 19 identify as Hispanic or Latino
- 3 identify as Native Hawaiian and Pacific Islander
- 1,561 identify as White/Not Hispanic/Not Latino,
- 3 as “other,”
- 79 as two or more races
- 1,567 as White alone

18% of residents are veterans.

5% of the population moved to the Township from out of state as of 2021. The percentage of residents arriving from out of state was lower for Licking County at 2%. Ohio’s overall population increased 2% from 2010 to 2020.

*Source: 2020 Federal Census*

Median age of residents is 48 years old, as compared to 40 across Licking County and 40 across the state of Ohio.

Median gross rent is either \$0 or not computed compared to \$870 across the state of Ohio.

Homeownership rate in the Township is 98%. The homeownership rate across Licking County is 76% and 67% across Ohio.

## **Housing value in Perry Township:**

- 26% own a home valued less than \$50,000
- 25% own a home valued between \$100,000 - \$149,999
- 22% between \$200,000-\$299,999
- 19% between \$150,000-\$199,999
- 6% between \$50,000-\$99,999
- 3% between \$500,000-\$999,999

623 housing units in Perry Township.

578 of 623 housing units are occupied placing the occupancy rate at 93%

## INCOME & POVERTY Source: 2020 Federal Census

The median household income in Perry Township is \$54,855, the average median household income in Licking County is \$73,325 and \$62,262 across Ohio.

Median household income has increased by \$12,325, or 29% since 2010.

The Township has a poverty rate of 6% while Licking County is 12% and Ohio's poverty rate is 13.4%.

Of those in poverty, those 65 and older experience poverty at a rate of 8% while those 18-64 have a poverty rate of 6%.

## COMMUTING Source: 2020 Federal Census

84% of Township residents commute to and from work by themselves while 12% used a carpool.

0% of workers use public transportation as an alternative to single use vehicles and 2% walk.

4% work from home.

Average travel time to work is 33 minutes, Licking County's average is 27 minutes and Ohio's average commute is 23 minutes.

## EMPLOYMENT Source: 2020 Federal Census

The employment rate in Perry Township is 65% as compared to 59% across Ohio.

As a result of the COVID-19 pandemic, employment statistics have been skewed due to the high number of individuals quitting their jobs, unable to work or choosing to switch professions.

The class of worker is broken down into the following categories:

- Employee of private company workers: 79%
- Local, state, and federal government workers: 17%
- Private not-for-profit wage and salary workers: 3%
- Self-employed in own not incorporated business workers and unpaid family workers: 2%



## EDUCATION Source: 2020 Federal Census

12% of residents in Perry Township hold a bachelor's degree or higher, which is lower than the 28% in Licking County and 31% across Ohio.

42% have graduated high school or an equivalent degree.

22% have earned their associate's degree.

## COMMUNITY HEALTH

Source: 2020 Federal Census

4% of Perry Township residents are disabled as compared to 15% in Licking County and 14% across Ohio.

0% are without health insurance which is far less than the 6% uninsured in Licking County and 7% across Ohio.

## INDUSTRY & OCCUPATION

Source: 2020 Federal Census

Most Perry Township residents are employed in educational services and healthcare and social services.

The most common occupations are in management, business, sciences and arts.

Industry for the civilian employed population 16 Years and over:

- Educational services, and health care and social assistance: 23%
- Manufacturing: 21%
- Arts, entertainment, and recreation, and food and accommodation services: 14%
- Retail Trade: 14%
- Professional, scientific, and management, and administrative and waste management services: 9%



An aerial photograph of a rural landscape in Perry Township. The scene is dominated by lush green fields and dense, mature forests. A central road runs vertically through the middle of the image, with several smaller roads branching off. To the right, there is a large, brown, tilled field. The overall atmosphere is peaceful and scenic, showcasing a mix of natural and agricultural land use.

# ELEMENT II LAND USE & GROWTH MANAGEMENT

Image 8 - Perry Township Landscape  
Photograph Date: May 26, 2023



## LAND USE & GROWTH MANAGEMENT

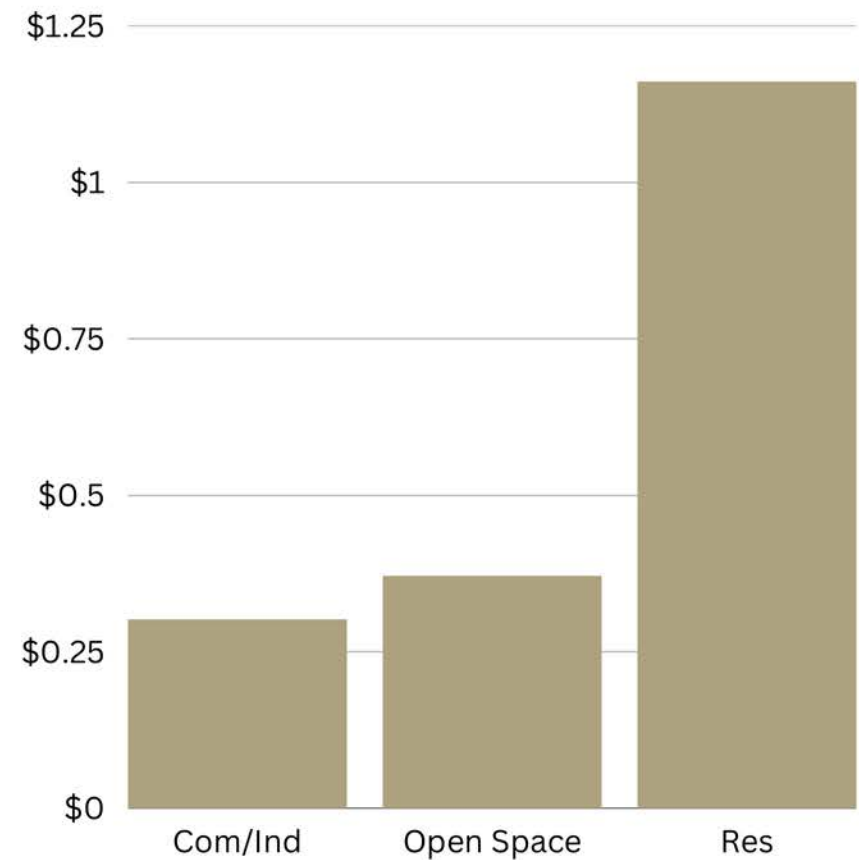
Land use and growth management is a planning approach that focuses on guiding and regulating the use of land and managing growth in a community or region. It involves the development and implementation of policies, regulations, and strategies to effectively allocate land for different purposes, such as residential, commercial, industrial, agricultural, recreational, and open space uses.

The primary goal of land use and growth management is to promote sustainable and balanced development while preserving and enhancing the quality of life for residents. By carefully planning and managing land use, communities can address various factors, including population growth, economic development, transportation, environmental protection, and social equity.

## COST OF COMMUNITY SERVICES

*Source: American Farmland Trust*

Cost of community services studies from 25 states show that, on average, the median cost per dollar of revenue raised to provide public services for commercial and industrial lands was \$0.30, for working and open space lands was \$0.37, and for residential lands was \$1.16.



# FUTURE LAND USE MAP VS. ZONING MAP

The Future Land Use Map (FLUM) is the primary guide to the future physical development of the Township. The map and its land use designations describe the desired types, intensity and spatial arrangement of the Township’s land uses to achieve the vision described in this plan.

WHAT THE FLUM DOES	WHAT THE FLUM DOES NOT DO
Serves as a guide for future decisions about zoning, development, and infrastructure investments.	NOT a zoning map.
Describes intended use and character attributes for future development throughout the Village.	Not a mandate for development nor redevelopment.
Is related to zoning, but serves a different purpose.	Does NOT change property rights allowed by zoning in place today.
FLUM AND COMPREHENSIVE PLAN	ZONING MAP AND RESOLUTION
<b>FUTURE.</b> Describes land uses and physical characteristics intended in an area in the future.	<b>TODAY.</b> Defines land uses and development characteristics allowed on a specific site today.
<b>GENERAL INTENT.</b> Describes general land uses, physical characteristics, and other considerations.	<b>SPECIFIC REQUIREMENTS/ALLOWANCES.</b> Defines specific permitted or conditional land uses, minimum and maximum structure size, required architectural and site design features, and review procedures.
<b>GENERAL LOCATIONS.</b> Not parcel specific.	<b>SITE SPECIFIC.</b> Each parcel of land is assigned a specific zoning district.
<b>A FLEXIBLE GUIDE.</b> Makes recommendations about the future, but is not legally binding. Adopted by Trustees as a guide. Zoning changes should be “in accordance with” the Plan.	<b>A LAW.</b> The map and zoning resolution are legal documents adopted by Township Trustees.



# CURRENT LAND USE

Each separate parcel of real property (land) with improvements shall be classified according to its principal and current use, and each vacant parcel of land shall be classified in accordance with its location and its highest and best probable legal use. In the case where a single parcel has multiple uses the principal use shall be the use to which the greatest percentage of the value of the parcel is devoted.

The following definitions shall be used by the county auditor to determine the proper classification of each such parcel of real property:

**Agricultural land and improvements** - The land and improvements to land used for agricultural purposes, including, but not limited to, general crop farming, dairying, animal and poultry husbandry, market and vegetable gardening, floriculture, nurseries, fruit and nut orchards, vineyards and forestry.

**Commercial land and improvements** - The land and improvements to land which are owned or occupied for general commercial and income producing purposes and where production of income is a factor to be considered in arriving at true value, including, but not limited to, apartment houses, hotels, motels, theaters, office buildings, warehouses, retail and wholesale stores, bank buildings, commercial garages, commercial parking lots, and shopping centers.

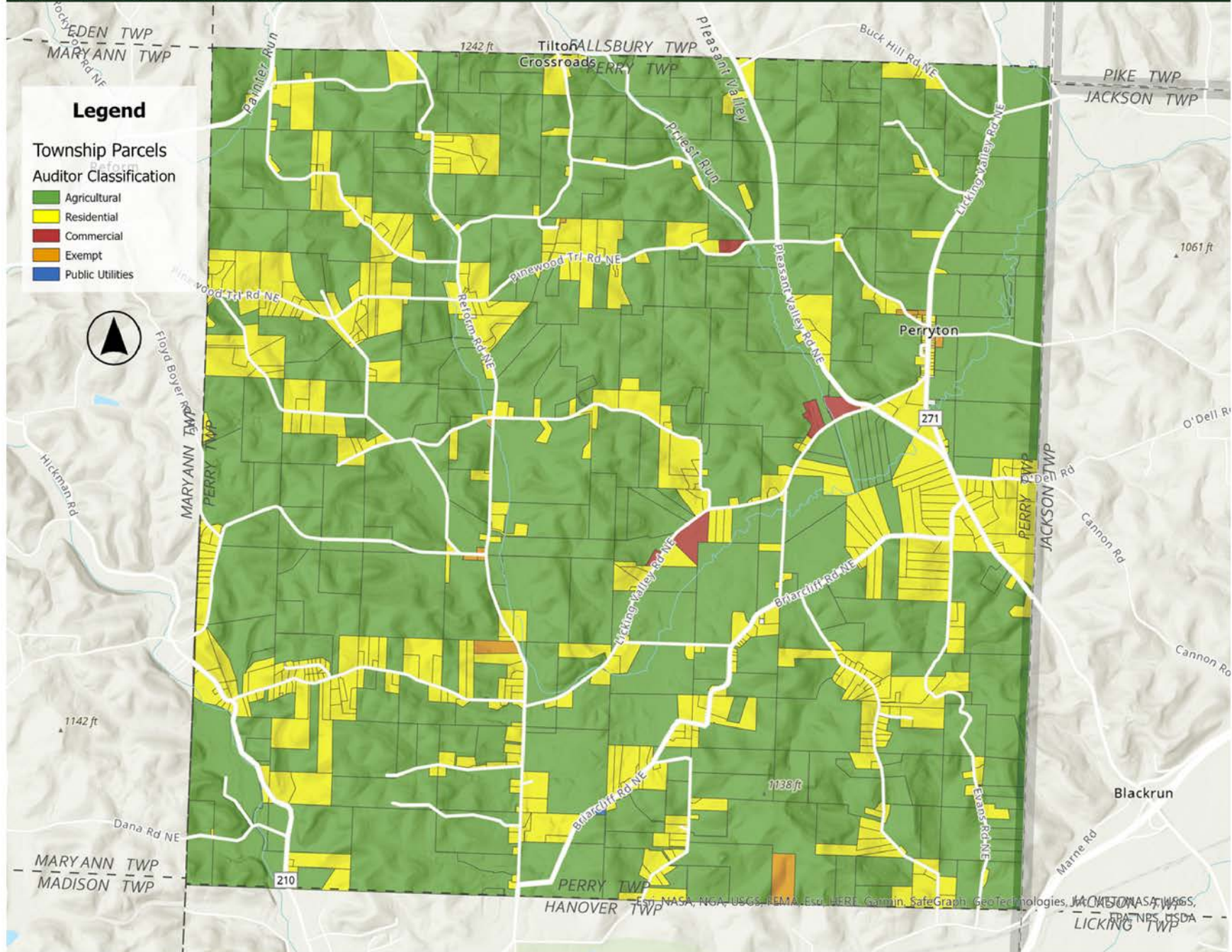
**Residential land and improvements** - The land and improvements to the land used and occupied by one, two, or three families.

**Exempt land and improvements** - This land and improvements to land include non tax paying entities such as churches and state and local government.

CLASS	PARCELS	ACRES	PERCENT
Agricultural	275	12,760	80%
Residential	623	3,132	19.50%
Exempt	14	52	< 1%
Commercial	6	62	< 1%
Public Utilities	2	4	< 1%

Table 2 - Township Land Use

# MAP 1 - CURRENT LAND USE MAP





# ZONING

Perry Township is one of six Licking County Townships that do not have zoning regulations as of the adoption of this comprehensive plan.

Limited zoning regulations play a crucial role in preserving rural lifestyles, protecting agricultural businesses, and safeguarding against unwanted and undesirable land uses. Key reasons why limited zoning regulations are important in this context include:

**Preserving Rural Lifestyles:** Rural areas often have distinct ways of life and cultural heritage that are closely tied to the land and the agricultural activities within it. Limited zoning regulations help preserve the character of these rural communities by preventing incompatible developments that may disrupt the natural landscape or encroach upon traditional practices. This allows residents to maintain their preferred lifestyle and enjoy the benefits of living in a rural environment.

**Supporting Agricultural Business:** Agriculture is a vital economic sector in many rural areas, providing livelihoods for farmers, generating local revenue, and contributing to food security. Limited zoning regulations ensure that agricultural lands are protected from encroachment by non-agricultural activities. By restricting inappropriate land uses, such as industrial or residential developments, zoning regulations help maintain the viability of agricultural businesses and support the long-term sustainability of the rural economy.

**Protecting against Unwanted Land Uses:** Limited zoning regulations provide a framework to control and regulate land uses in rural areas. This prevents undesirable activities, such as polluting industries or high-density housing, from being established in close proximity to rural communities. Such unwanted land uses can have detrimental effects on the environment, public health, and quality of life in rural areas. By establishing zoning restrictions, communities can ensure that land uses align with the desired vision for their rural environment.

# ZONING

**Managing Growth and Urban Sprawl:** Limited zoning regulations are essential for managing growth in rural areas and preventing unchecked urban sprawl. By designating specific areas for development and preserving open spaces, zoning regulations can guide the orderly expansion of rural communities. This approach helps maintain the rural character, prevents the loss of farmland, and minimizes the strain on infrastructure and public services.

**Environmental Conservation:** Rural areas often possess valuable natural resources, including forests, water bodies, and wildlife habitats. Limited zoning regulations can incorporate provisions to protect these environmental assets, ensuring their conservation for future generations. By designating appropriate zones and implementing conservation measures, zoning regulations can help maintain the ecological integrity of rural landscapes.

**Balancing Interests:** Limited zoning regulations strike a balance between the rights of property owners and the interests of the community as a whole. While property owners have the freedom to use their land, zoning regulations ensure that these uses are in harmony with the overall objectives of preserving rural lifestyles, protecting agricultural activities, and preventing detrimental land uses. This balance promotes a sustainable and cohesive rural environment.



## OHIO REVISED CODE

Section 519.02 | Board of township trustees may regulate location, size and use of buildings and lands in unincorporated territory.

(A) Except as otherwise provided in this section, in the interest of the public health and safety, the board of township trustees may regulate by resolution, in accordance with a comprehensive plan, the location, height, bulk, number of stories, and size of buildings and other structures, including tents, cabins, and trailer coaches, percentages of lot areas that may be occupied, set back building lines, sizes of yards, courts, and other open spaces, the density of population, the uses of buildings and other structures, including tents, cabins, and trailer coaches, and the uses of land for trade, industry, residence, recreation, or other purposes in the unincorporated territory of the township. Except as otherwise provided in this section, in the interest of the public convenience, comfort, prosperity, or general welfare, the board by resolution, in accordance with a comprehensive plan, may regulate the location of, set back lines for, and the uses of buildings and other structures, including tents, cabins, and trailer coaches, and the uses of land for trade, industry, residence, recreation, or other purposes in the unincorporated territory of the township, and may establish reasonable landscaping standards and architectural standards excluding exterior building materials in the unincorporated territory of the township.

Except as otherwise provided in this section, in the interest of the public convenience, comfort, prosperity, or general welfare, the board may regulate by resolution, in accordance with a comprehensive plan, for nonresidential property only, the height, bulk, number of stories, and size of buildings and other structures, including tents, cabins, and trailer coaches, percentages of lot areas that may be occupied, sizes of yards, courts, and other open spaces, and the density of population in the unincorporated territory of the township. For all these purposes, the board may divide all or any part of the unincorporated territory of the township into districts or zones of such number, shape, and area as the board determines. All such regulations shall be uniform for each class or kind of building or other structure or use throughout any district or zone, but the regulations in one district or zone may differ from those in other districts or zones.

# LAND PRESERVATION

A conservation easement is a legal agreement between a landowner and a land trust or government agency that limits certain uses or development on a property to protect its conservation values. Essentially, it is a voluntary agreement that permanently restricts the use of the land in order to preserve its natural, ecological, agricultural, or scenic features.

**Purpose:** The primary purpose of a conservation easement is to protect important natural resources and conservation values associated with a property. This can include features such as wildlife habitat, wetlands, forests, farmland, historic sites, or scenic vistas.

**Restrictions:** The easement document outlines specific restrictions on the property's use, such as prohibiting or limiting certain types of development, commercial activities, or subdivision. The landowner retains ownership and continues to use the land for compatible purposes, such as farming or recreation, as long as it aligns with the conservation goals specified in the easement.

**Permanence:** Conservation easements are typically permanent and binding on both the current landowner and all future owners. The easement "runs with the land," meaning that it remains in effect even if the property is sold or transferred to new owners.

**Customization:** Conservation easements are tailored to the specific needs and goals of the landowner and the conservation organization or agency involved. The terms of the easement can be negotiated to accommodate the landowner's preferences while still achieving the desired conservation outcomes.

**Stewardship:** The organization or agency responsible for monitoring and enforcing the terms of the easement ensures that the conservation values of the protected property are upheld over time. They may conduct periodic inspections and work with the landowner to address any issues or changes that may arise.

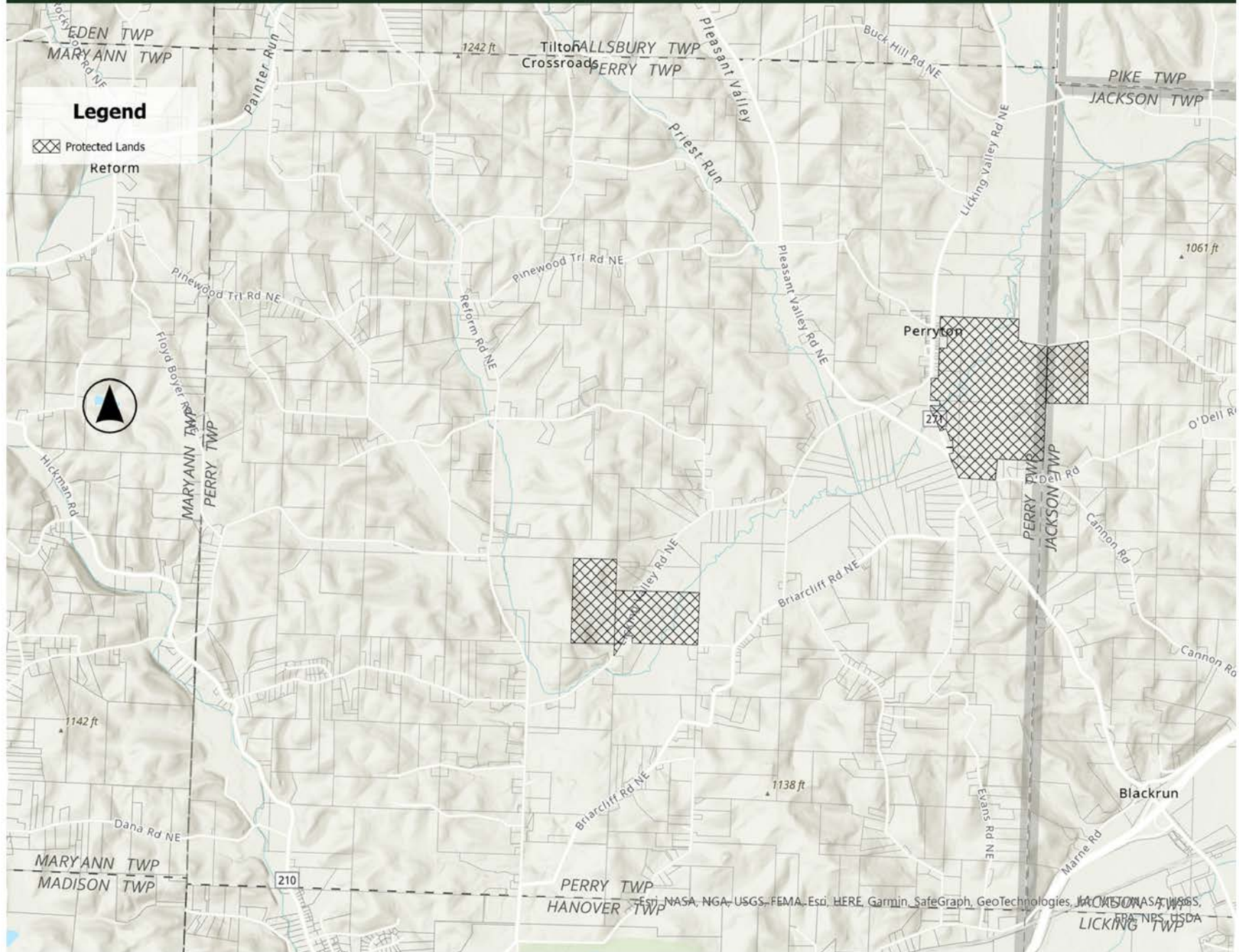
**Public Benefit:** Conservation easements often provide public benefits by preserving natural resources, protecting wildlife habitat, maintaining scenic landscapes, or supporting agricultural practices. In some cases, easements may allow for public access or recreation, depending on the terms agreed upon.



For more information on land preservation, call, 740-670-5330, or email [Information@LickingSWCD.com](mailto:Information@LickingSWCD.com).



# MAP 2 - PRESERVED LANDS



# FUTURE LAND USE

A good plan seeks a balance in land uses that have potential for conflict, sustains quality growth, and is broad enough to anticipate a wide array of situations.

Comprehensive land use plans of decades past relied heavily on maps, showing where various land uses were allowed. But this was found to be a rigid method of planning, not responsive to market forces and environmental conditions. Today, the principles upon which decisions can be made provide more flexibility, self-determination, and transparent values.

Developers are encouraged to work with the Township, the school district, and other public bodies, so that appropriate decisions are made in concert with the timing of new development. This process ensures that new development and existing development can be served by adequate roads, septic sewer systems, schools, and public services. Thus, new development can proceed without over-extending the existing infrastructure and educational and public service systems which benefit existing residents and businesses.

A creative partnership between government and the private sector can provide the physical, social and government structure needed to ensure a well-run, pleasant community in the future.

The Future Land Use Map of Perry Township includes four (4) different future land use categories. The categories are as follows:

- Rural
- Rural Service
- Rural Residential
- Greenway

The following paragraphs provide general descriptions of the various land uses that are provided for on the Future Land Use Map.

These descriptions should be considered in conjunction with the balance of Rural by Design, as the name of each proposed land use classification may not be entirely representative of the intent of the plan.



## FUTURE LAND USE DESCRIPTIONS

**Rural** - The large area of the Township that remains as active farmland. Includes agricultural and rural activities, farmsteads, home occupations, scattered agriculture-related facilities or businesses. Little new residential development is anticipated in this area, although small residential clusters may be allowed under some circumstances in areas not well-suited for farming. Commercial or other non-agricultural uses are not appropriate for this district. Recommended housing density is 1 unit per 2.5 acres.

**Rural Service** – Centered primarily at property currently used as commercial, the commercial district should allow commercial, office, service development, along with limited production in some settings. Future use of this category will apply primarily to existing commercial corridors along major highways or new commercial areas.

**Rural Residential** - This district is intended to provide for very low-density residential development, with on-site well and septic systems. There is an emphasis on retaining natural features. The recommended housing density is 1 unit per .75 acres with municipal sewer service or and acceptable lot size as determined by local health department regulations for property not services by municipal sewer services.

**Greenway** – Perry Township contains FEMA designated flood plain areas. Land that is designated as Greenway should remain as passive recreation or open space by keeping it in its natural state.

**Access Corridor** - See Element III of this plan.

Image 9 - Perry Township Landscape  
Photograph Date: May 26, 2023





# MAP 3 - FUTURE LAND USE





# AMENDMENTS TO FUTURE LAND USE MAP

Anyone wishing to change the future land use map designation of a property shall have the burden for justifying the amendment including identifying specific reasons warranting the amendment. Therefore anyone wishing to amend the future land use map shall provide justification for the proposed change by providing the following required items along with any supporting data and information:

**STEP 1.** Describe why the proposed change is needed, including any change in circumstances to the property or the neighborhood/area in which the property is located that warrant a change in the FLUM designation.

**STEP 2.** Describe how the proposed amendment to the FLUM is compatible with the goals, objectives, and policies of the Comprehensive Plan.

**STEP 3.** Describe how the proposed amendment is compatible with the FLUM designations within the immediate vicinity of the property subject to the proposed change and will not lead to undesirable changes to established residential neighborhoods.

**STEP 4.** Provide School Impact Analysis, if allowable residential density is increased, indicating number of potential dwelling units by type.

**STEP 5.** Provide data and analysis of the impacts on non-educational school facilities and services. This analysis should show the availability of and demand on the following: sanitary sewer, solid waste, drainage, potable water, roads, and recreation, as appropriate. The demand estimates should be based on the change in demand over the current land use designation for the property and clearly spell out the assumptions used in the demand and availability analysis.

## CURRENT AGRICULTURAL USE VALUE (CAUV)

The CAUV (Current Agricultural Use Value) program in Ohio is a property tax assessment program designed to provide property tax relief to qualifying agricultural landowners. It aims to assess farmland based on its current agricultural use value rather than its market or development value. The CAUV program is administered by the Ohio Department of Taxation.

The CAUV program determines the taxable value of agricultural land based on its income potential from agricultural production rather than its market value. This income-based approach takes into account factors such as crop yields, production costs, and commodity prices.

To be eligible for the CAUV program, the land must be used primarily for commercial agricultural purposes, meeting certain requirements. For example, there are minimum acreage thresholds, and the land should be devoted to commercial agricultural use for the three preceding years.

The taxable value of agricultural land under the CAUV program is reevaluated every three years to reflect changes in agricultural economics. The Ohio Department of Taxation determines the updated agricultural use values based on factors such as soil types, crop prices, yields, non-land costs, and agricultural labor and management.

**71% OF LAND IN PERRY TOWNSHIP IS CURRENTLY ENROLLED IN CAUV PROGRAM.**

The CAUV program aims to provide property tax savings for qualifying agricultural landowners. The assessed value of agricultural land under CAUV is generally lower compared to the market value or development value. This can result in reduced property tax liabilities for agricultural landowners, making it more affordable for them to continue agricultural operations.

The CAUV program encourages the preservation of farmland and supports agricultural practices by making it economically viable for farmers to continue farming activities. By providing property tax relief, the program aims to reduce the financial pressures on farmers and promote the long-term sustainability of agriculture in Ohio.

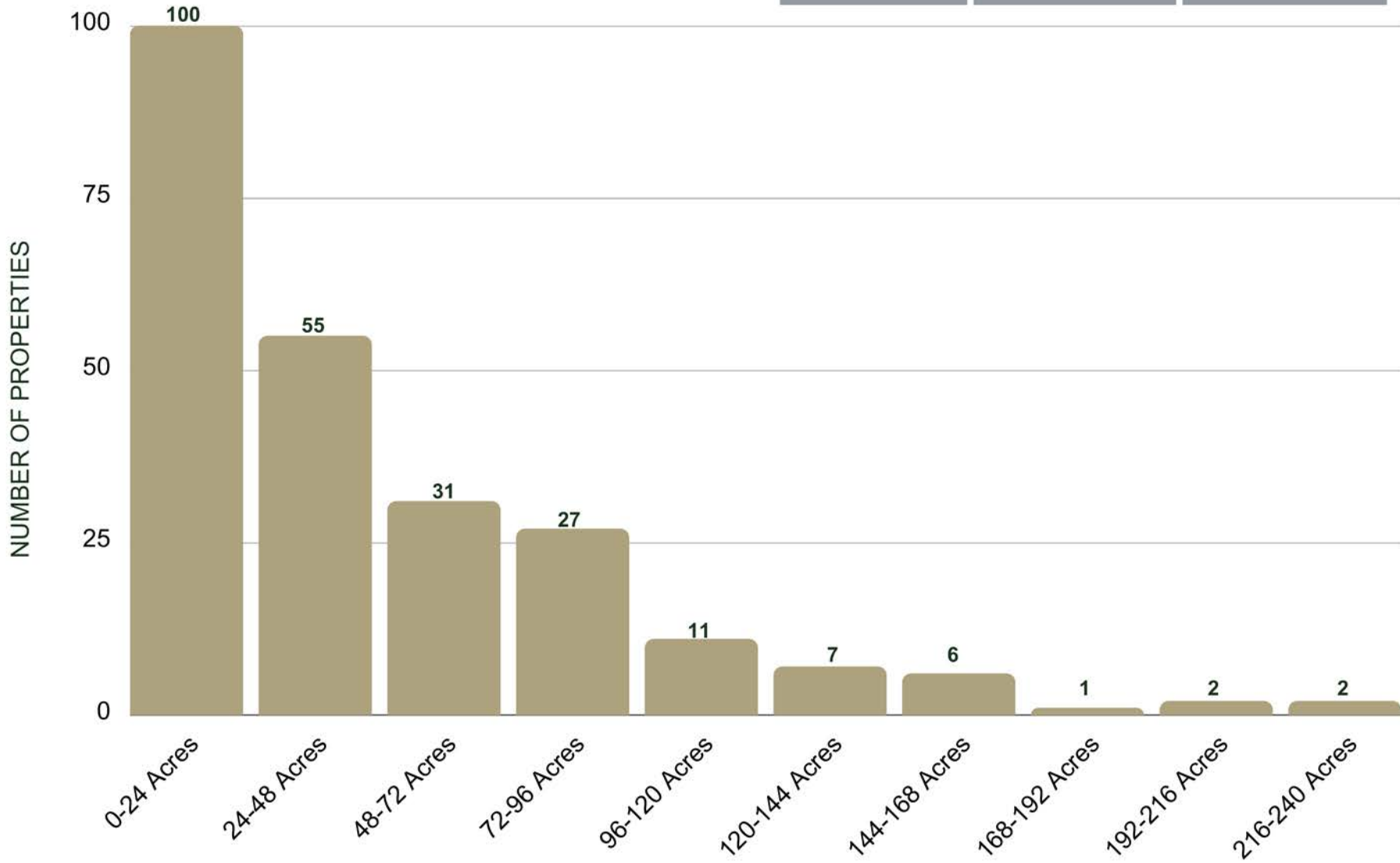
It's important to note that the CAUV program is subject to regulations and guidelines set by the Ohio Department of Taxation, and specific details may vary based on local laws and ordinances. Landowners should consult their county auditor's office or seek professional advice to understand the specific requirements and benefits of the CAUV program in their area.



# CAUV

Table 3 - Perry Township Property in CAUV

CAUV	YES	NO
Parcels	242	682
Acres	11,388	4,624



# AGRITOURISM

Within Perry Township, there lies an immense potential linked to the agricultural roots and the breathtaking landscapes that surround. As we the community began crafting a comprehensive plan that will guide the future, agritourism emerges as a key pillar in the vision for economic vitality, cultural richness, and sustainable growth.

Nestled in the heart of our township, farms have long been the backbone of the Township identity. From the rolling fields of golden wheat to the pastures bursting with livestock, these landscapes tell a story of hard work, resilience, and a deep connection to the land. The agrarian heritage is not just a source of pride; it's a treasure trove of experiences waiting to be shared.

Agritourism, the fusion of agriculture and tourism, embodies our commitment to celebrating our roots while embracing the opportunities of the future. ***Rural by Design*** recognizes that, in an increasingly interconnected world, visitors seek authentic experiences that connect them to the land, to the food they eat, and to the people who nurture it.

Imagine families bonding as they navigate corn mazes, harvest pumpkins, and delight in the laughter of children at our pumpkin festivals. Envision travelers staying in charming farmhouses, waking up to the sounds of roosters crowing, and enjoying farm-to-table breakfasts prepared with the freshest ingredients.

The agritourism narrative is one of diversification and economic resilience. By inviting visitors to partake in the bounty of the lands, we create new revenue streams for our farmers and small-scale producers. This revenue bolsters our rural economy, ensuring its resilience against economic fluctuations while offering opportunities for entrepreneurship and growth in our community.

Environmental stewardship is a cornerstone of our plan. We are dedicated to ensuring that agritourism practices are sustainable, minimizing any impact on our pristine landscapes. We will support sustainable farming practices, responsible land management, and the preservation of our natural resources, ensuring that the beauty that draws visitors to our township remains intact for generations to come.



# AGRITOURISM

Active community engagement will be at the heart of our agritourism initiative. Our residents, stakeholders, and local organizations will be integral in shaping our vision, guaranteeing that the benefits of agritourism align with our community's values, needs, and aspirations.

Together, we are embarking on a journey to redefine our rural identity, celebrating our agricultural heritage while embracing the future. **Rural by Design** represents a commitment to sustainable growth, economic prosperity, and cultural vibrancy. Through the tapestry of agritourism, we will weave a brighter and more resilient future for our beloved rural community.

Example AgriTourism Activity - Farmers Market



Example AgriTourism Activity - Fall Corn Maze

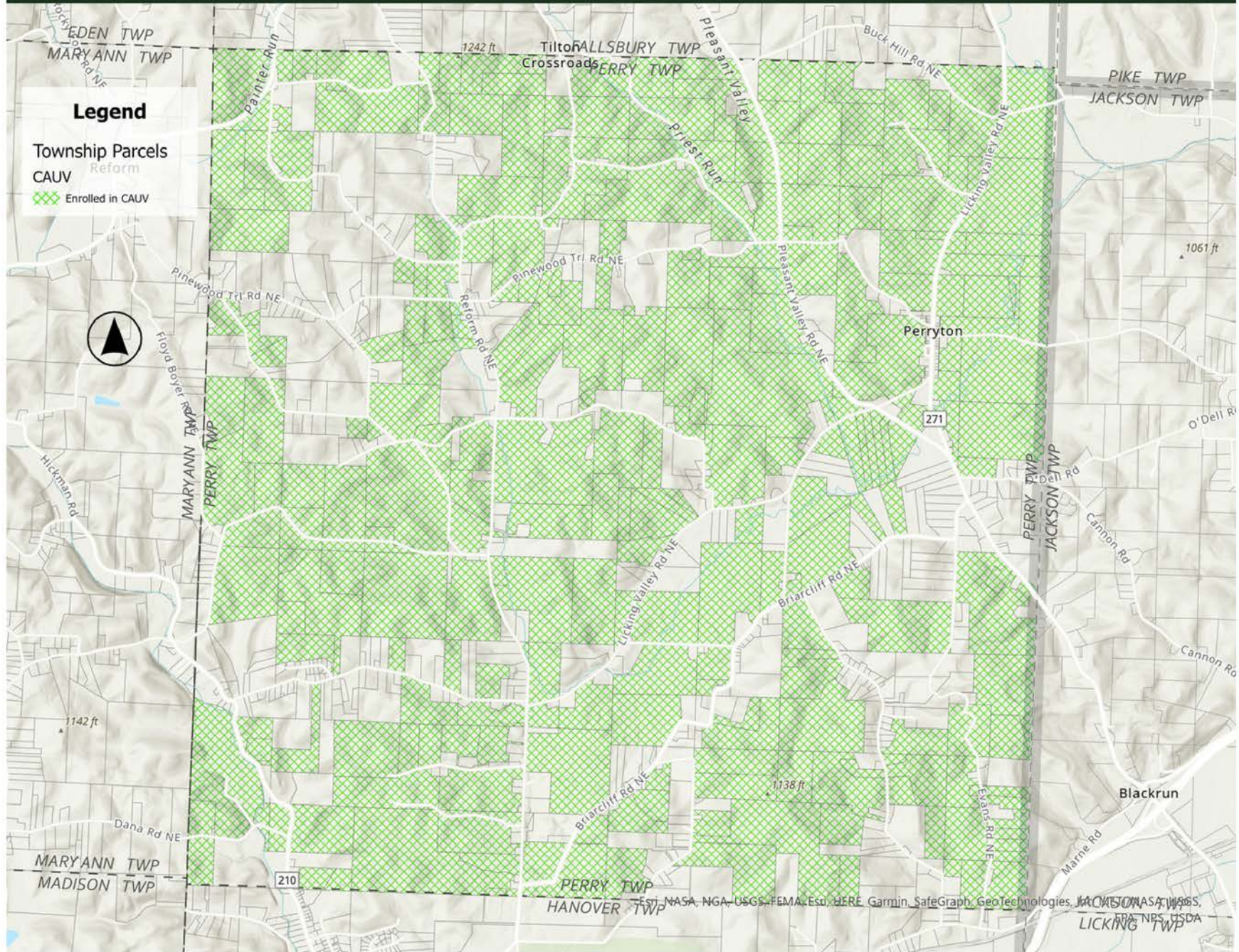


Example AgriTourism Activity - Bed and Breakfast





# MAP 4 - CAUV





# PRIME FARMLAND

In an effort to identify the extent and location of important farmlands, the Natural Resources Conservation Service, in cooperation with other interested Federal, State, and local government organizations, has inventoried land that can be used for the production of the Nation's food supply.

Prime farmland is of major importance in meeting the Nation's short- and long-range needs for food and fiber. Because the supply of high-quality farmland is limited, the U.S. Department of Agriculture recognizes that responsible levels of government, as well as individuals, should encourage and facilitate the wise use of our Nation's prime farmland.

**Prime farmland**, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of

moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent. More detailed information about the criteria for prime farmland is available at the local office of the Natural Resources Conservation Service.

For some of the soils identified in the table as prime farmland, measures that overcome a hazard or limitation, such as flooding, wetness, and droughtiness, are needed. Onsite evaluation is needed to determine whether or not the hazard or limitation has been overcome by corrective measures.

A recent trend in land use in some areas has been the loss of some prime farmland to industrial and urban uses. The loss of prime farmland to other uses puts pressure on marginal lands, which generally are more erodible, droughty, and less productive and cannot be easily cultivated.

# PRIME FARMLAND

**Unique farmland** is land other than prime farmland that is used for the production of specific highvalue food and fiber crops, such as citrus, tree nuts, olives, cranberries, and other fruits and vegetables. It has the special combination of soil quality, growing season, moisture supply, temperature, humidity, air drainage, elevation, and aspect needed for the soil to economically produce sustainable high yields of these crops when properly managed. The water supply is dependable and of adequate quality. Nearness to markets is an additional consideration. Unique farmland is not based on national criteria. It commonly is in areas where there is a special microclimate, such as the wine country in California.

In some areas, land that does not meet the criteria for prime or unique farmland is considered to be **farmland of statewide importance** for the production of food, feed, fiber, forage, and oilseed crops. The criteria for defining and delineating farmland of statewide importance are determined by the appropriate State agencies. Generally, this land includes areas of soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some areas may produce as high a yield as prime farmland if conditions are favorable. Farmland of statewide importance may include tracts of land that have been designated for agriculture by State law.

In some areas that are not identified as having national or statewide importance, land is considered to be **farmland of local importance** for the production of food, feed, fiber, forage, and oilseed crops. This farmland is identified by the appropriate local agencies. Farmland of local importance may include tracts of land that have been designated for agriculture by local ordinance.

Image 10 - Farmland in Perry Township





# MAP 5 - FARMLAND





# SLOPE

The slope can measure the topography of land. Slope is the ratio of change in elevation over distance, stated as a percentage rate. For instance, if a parcel of land rose four feet over 100 feet of horizontal distance, the slope for that area would be 4%. The lower the slope, the flatter the land will be; conversely, the higher the slope, the steeper the land.

Slope influences the effects of the natural environment. The rate of storm water runoff, performance of septic fields, and the rate of erosion all are influenced by slope. As slopes increase, the velocity of storm water runoff increases, causing problems with erosion and flooding downstream.

Conversely, an area that has less than 0.5 percent slope will not drain storm water at all and ponding may occur depending on the soils.

There is a definite relationship between land use and slope. Commercial and industrial buildings usually require relatively flat, or level land. Because of the larger size and weight of commercial and industrial uses and the cost of leveling land, slopes exceeding two percent are not suitable areas for such sites. Cropland is most often limited to areas of less than 12 percent slope to enable the use of farm machinery.

Roads also are limited by the topography in an area. Arterial roads and road designed for speeds over 45 mph should not be located in areas with greater than four percent slope. Local streets with speeds under 30 mph can have grades as steep as 10 percent.

Overall, areas with slopes greater than four percent are generally limited to agricultural, residential, and natural uses. When slopes exceed the 10 percent, such as with ravines and steep hills, land uses are predominantly grazing and natural space. Houses, due to their smaller size, can be built on steep slopes using various construction techniques. This is less true, however, for major residential subdivisions when considering centralized infrastructure design limitations and costs.

Furthermore, experience, such as in California, shows that nature will eventually erode these steep slopes, house and all. As a result, it is general practice to preserve and protect slopes greater than 25 percent, leaving them in their natural state.

Because slope is so closely tied to both development and the natural environment, it should be one of the top criteria used in regulating the development of a community. The following table lists some standards for slope and land use development.



# MAP 6 - PERCENT SLOPE



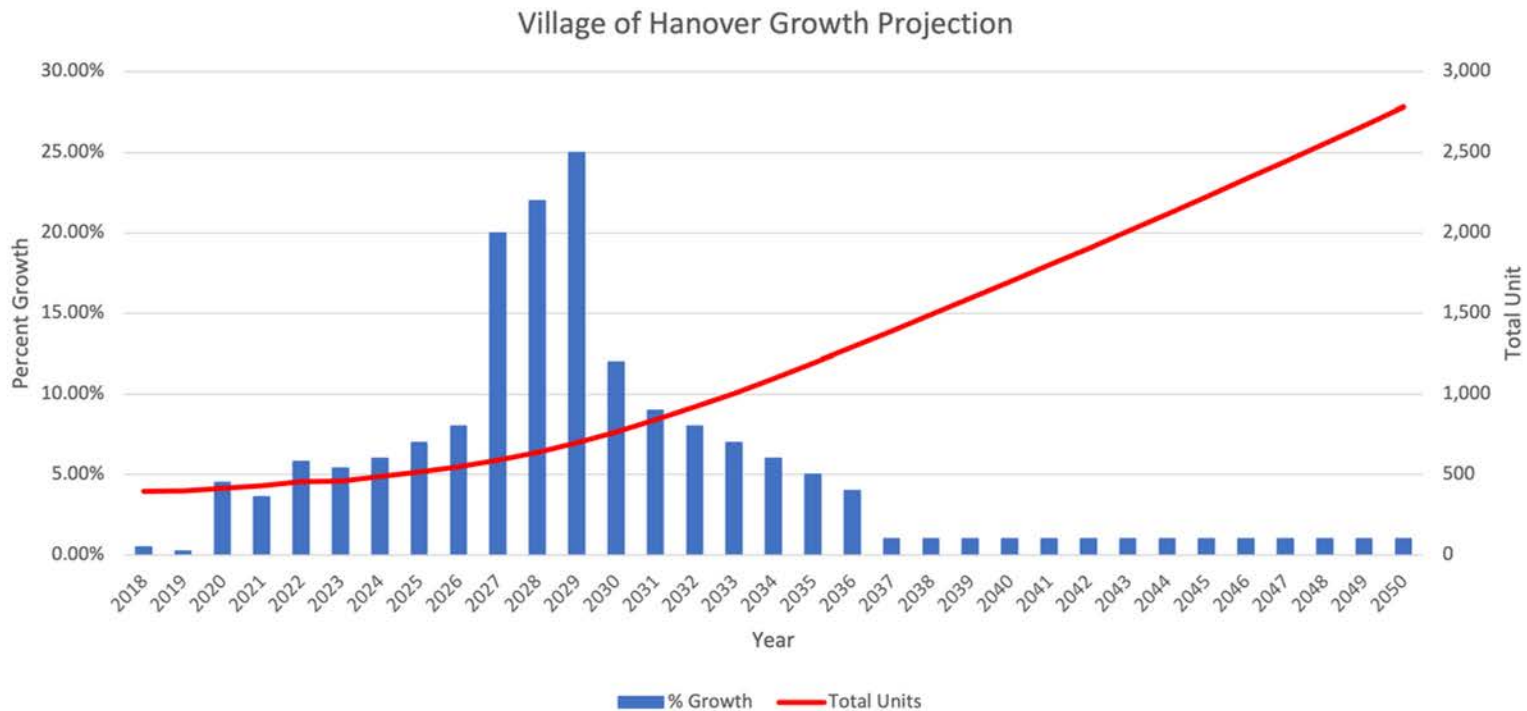


# VILLAGE OF HANOVER

The Village of Hanover recently updated their comprehensive plan. As part of the Village’s future land use plan, they identified areas of potential development that will increase the size of the Village in area and population.

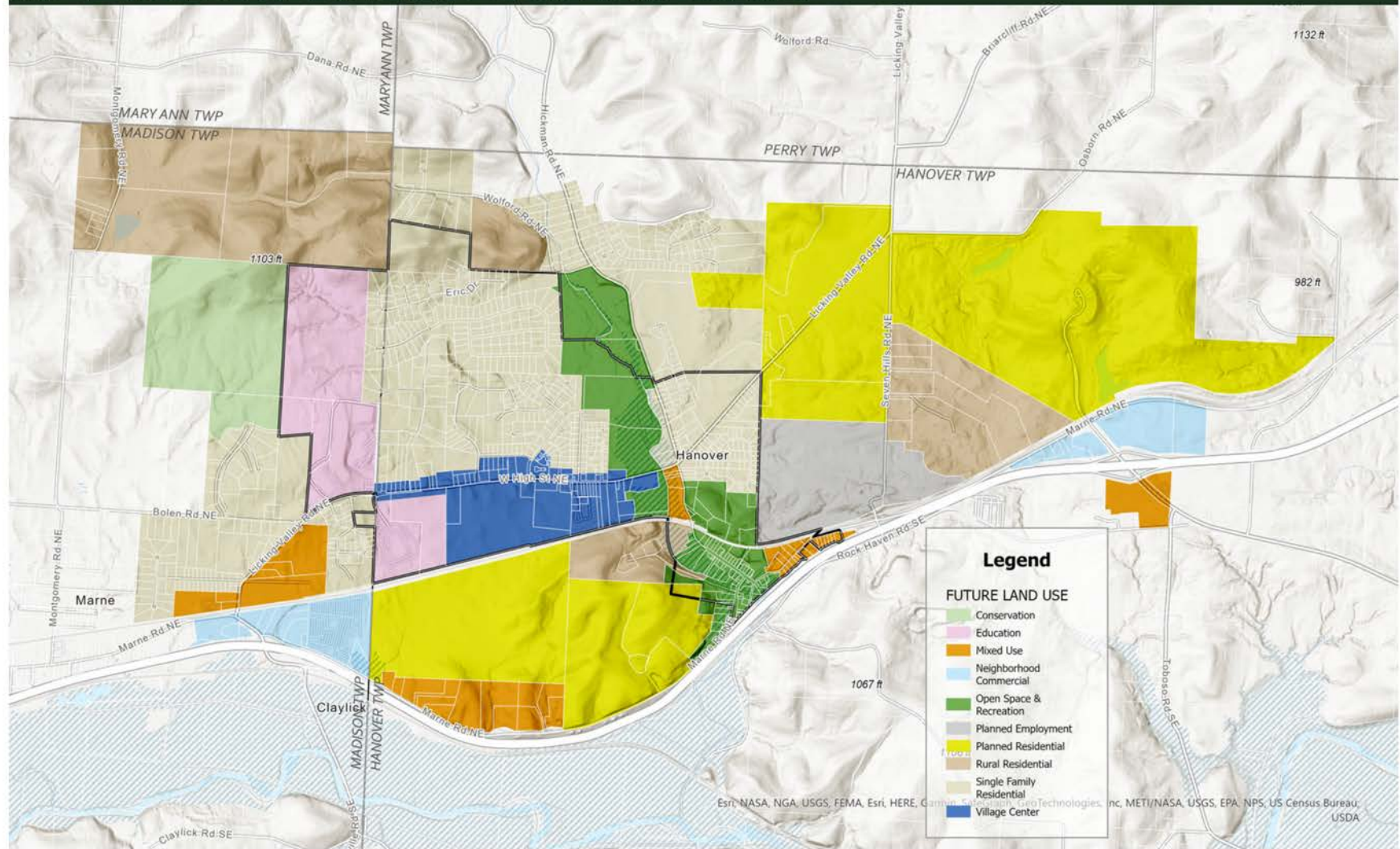
Image X illustrates the potential housing unit growth in the Village due to annexation and waterline construction. The red line is the total number of housing units including single family or multi family. The blue bars indicate the % growth of units. Notice in 2027, 2028 and 2029 the percentage is above 20 percent which can be attributed to the new waterline. Then slowly subsides beyond 2030 leveling at 3% in 2037.

The Village anticipates 826 new single-family homes, 473 multifamily units and over 3,000,000 square feet of commercial and manufacturing uses.





# MAP 7 - VILLAGE OF HANOVER FUTURE LAND USE MAP





An aerial photograph of a rural landscape. A paved road with a yellow center line runs vertically through the center of the image. To the left of the road, there is a large green field with a white fence line curving around a cluster of buildings, including a large white house and several smaller structures. The background is filled with dense green trees and rolling hills under a clear sky. The text 'ELEMENT III TRANSPORTATION' is overlaid in large, bold, black capital letters across the middle of the image.

# ELEMENT III TRANSPORTATION

Image 11 - Perry Township Landscape  
Photograph Date: May 26, 2023



## TRANSPORTATION

Transportation is essential for the efficient functioning of any community. It is the means by which people, goods, and services are able to move between different locations.

Without transportation, it would be impossible to access essential resources, conduct trade, and maintain social connections. Transportation also helps to reduce the cost of living by providing access to cheaper goods and services that may not be available locally. In addition, transportation allows for the safe and efficient movement of people, including those with disabilities, who may not be able to travel otherwise.

Furthermore, transportation can help to reduce environmental impacts by providing efficient, low-pollution forms of transportation. Transportation is an essential component of any functioning community, and its importance should not be underestimated.

## TOWNSHIP ROADS

Care and maintenance of the township road system is the largest function of townships today. Perry Township maintains **25.2** miles of roadway. The maintenance of these roads and road right-of-ways includes paving, repairs, snow/ice removal, ditching, and mowing.

All Township roads are hard-surfaced with the exception of the following which are gravel:

- Hofacker Hill Road
- Priest Hollow Road
- Burkholder Road
- Floyd Boyer Road
- Romine Road
- Smith Chapel Road
- Evans Road (north section)

## FUTURE IMPROVEMENTS

Road and intersection improvements will be needed if the Township sees an increase in (1) residential and/or commercial development and/or (2) traffic volumes.

The Planning Committee identified seven (7) intersections and five (5) road segments that must be evaluated by the developer and Township during any development review.

The Township having limited revenues should not be responsible for road improvements that are required due to new development. The developer should recognize the limited resources of the Township and be willing to improve roads and intersections that have been identified by *Rural by Design* as needing improvement.

However, the omittance of road and intersection improvements on **Map 8** does not relieve the developer of other ancillary improvements not identified during the comprehensive planning process.

## IDENTIFIED IMPROVEMENTS

Road and intersection improvements are incredibly important for a variety of reasons. They can improve traffic safety by reducing the risk of collisions, reduce congestion by making traffic flow more efficiently, and also improve air quality by reducing idling time and emissions. Intersection improvements can also make walking and biking safer and more accessible, which can help promote physical activity and reduce reliance on cars.

*Rural by Design* does not identify which type of intersection improvements should be made. These decisions should be made by traffic engineers in concert with Township, state and federal officials based on the road classification. The purpose of the list is to bring awareness to specific intersections and road segments.



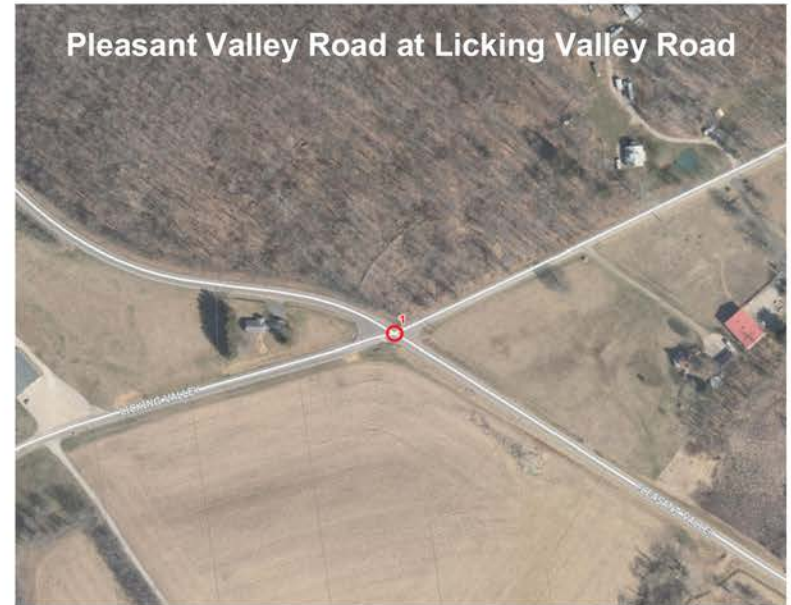
Locations of road and intersection improvements depicted in **Map 8** are intended to be general in nature and do not necessarily depict specific alignments. Road and intersection improvements should be designed in a manner that discourages speeding or unsafe traffic movement and contributes to the visual character of the Township.

## INTERSECTION IMPROVEMENTS

1. Pleasant Valley Road at Licking Valley Road
2. Licking Valley Road at Buck Hill Road
3. Hilly Road at Pleasant Hill Road
4. Pinewood Trail Road at Smith Chapel Road
5. McCown Road at Reform Road
6. Dana Road at Rocky Fork Creek
7. Licking Valley Road at Briarcliff Road

## ROAD IMPROVEMENTS

- A. Hofacker Hill Road
- B. Priest Hollow Road
- C. Buck Hill Road
- D. Evans Road
- E. Hill on Smith Chapel Road south of Pinewood Trail Road









## IMPROVEMENT TYPES

Stop signs, traffic signals, and traffic circles are three common types of intersection control measures, each with its own characteristics and benefits.

### Stop Signs:

- Advantages:
  - Simple and inexpensive to install.
  - Suitable for low-traffic intersections.
- Disadvantages:
  - Can cause delays and increase travel times, especially during peak traffic.
  - Relies on drivers' compliance, which may vary.
  - May not effectively handle high-volume intersections.

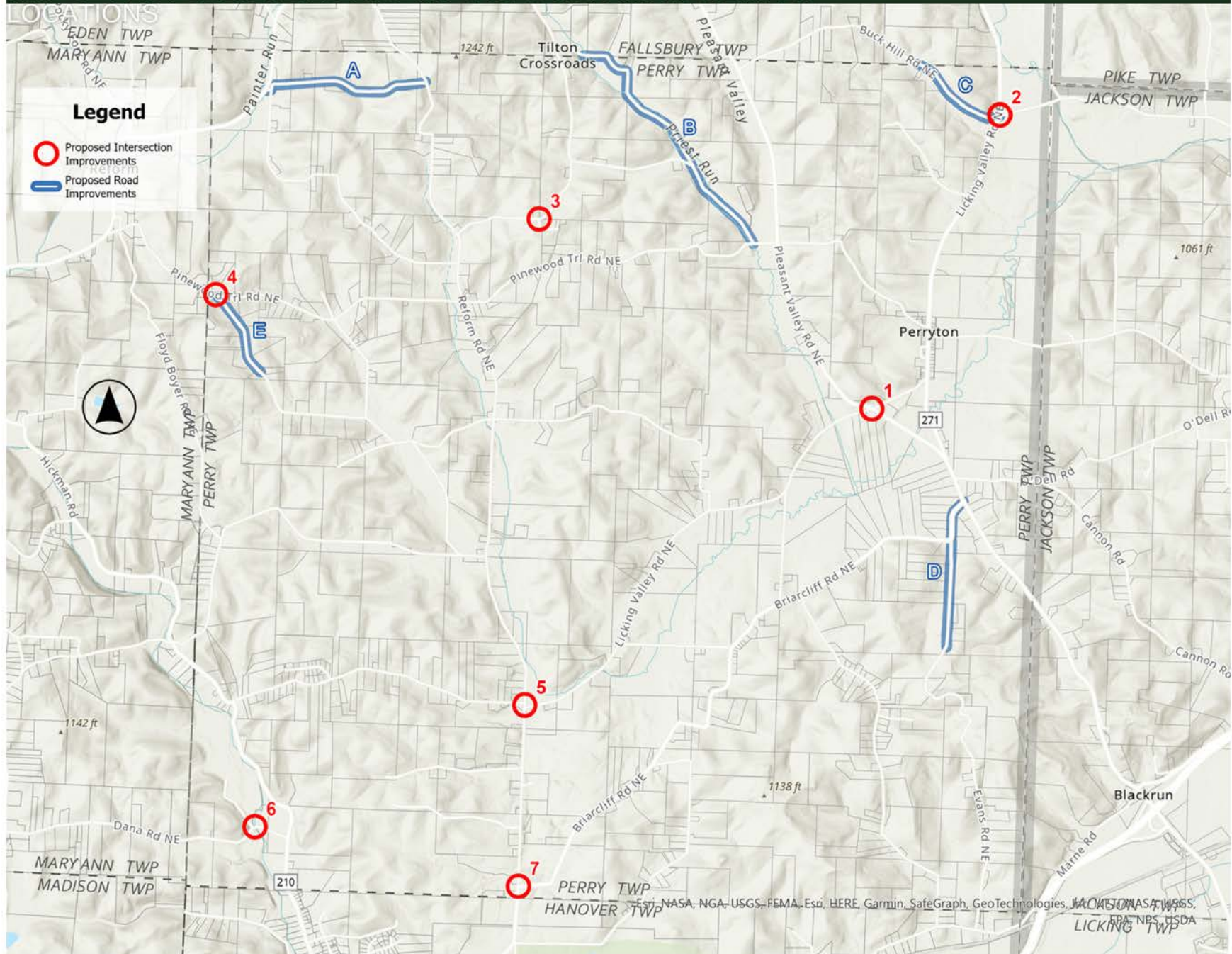
### Traffic Signals:

- Advantages:
  - Efficiently manage traffic flow, especially at high-volume intersections.
  - Provide clear and consistent guidance to drivers.
  - Can be synchronized to optimize traffic progression.
- Disadvantages:
  - Expensive to install and maintain.
  - Require electricity and regular inspections.
  - May contribute to congestion if not properly timed or coordinated.

### Traffic Circles (Roundabouts):

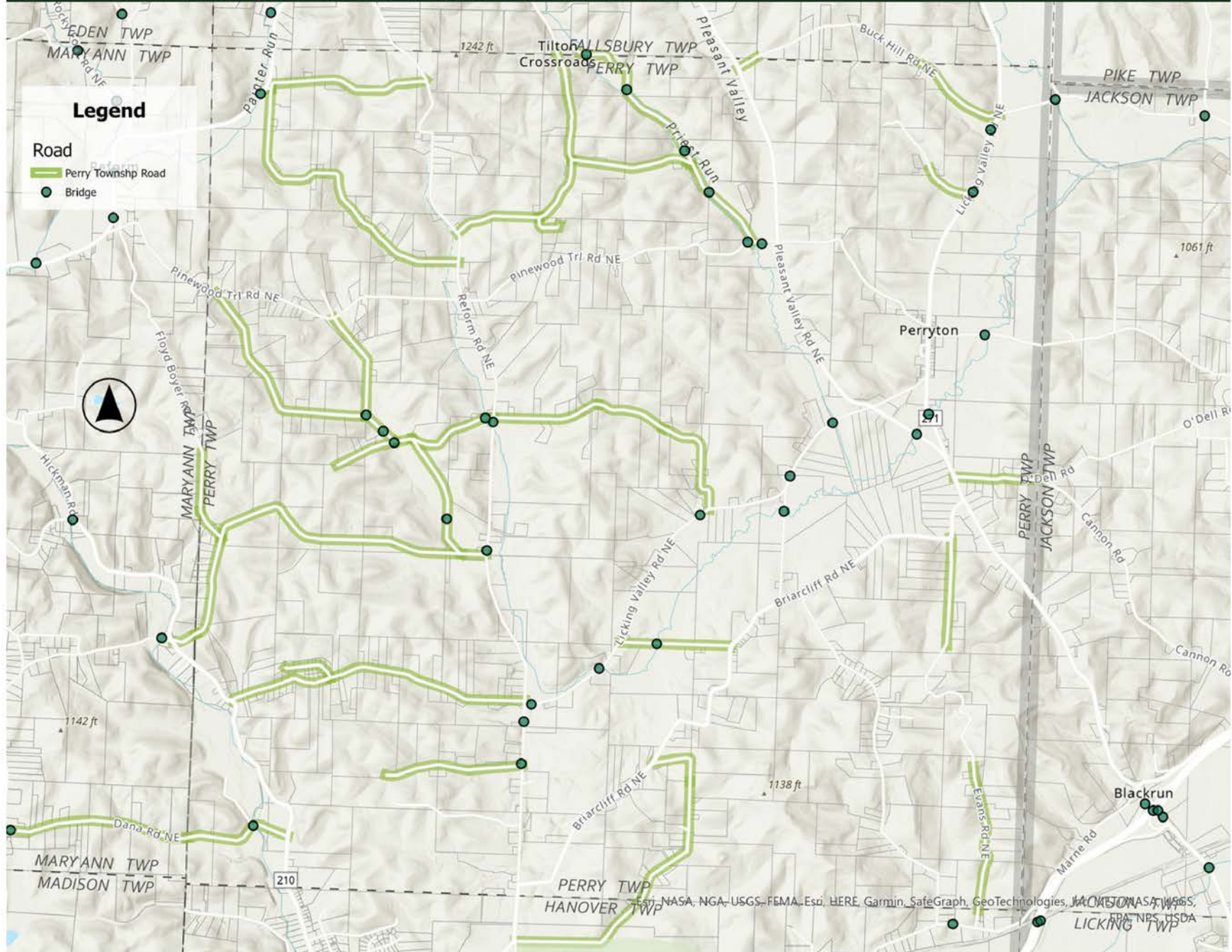
- Advantages:
  - Improve traffic flow and reduce congestion by eliminating conflicting movements.
  - Reduce the severity and likelihood of severe crashes.
  - Generally more efficient than stop signs and traditional intersections.
- Disadvantages:
  - Require larger land area for construction.
  - May confuse unfamiliar drivers or those inexperienced with roundabouts.
  - Initial construction costs can be higher than other intersection types.

# MAP 8 - PROPOSED ROAD AND INTERSECTION IMPROVEMENT





# MAP 9 - TOWNSHIP ROAD AND BRIDGE LOCATIONS





# SR 586 ACCESS CORRIDOR

The purpose of a SR 586 access corridor is to create a designated and controlled pathway for transportation infrastructure with restricted points of entry and exit between the future commercial area at Licking Valley Road and Pleasant Valley Road to the SR 586 / SR 16 intersection. This corridor is designed to facilitate efficient and safe movement of vehicles and people, while also minimizing disruption to surrounding land uses and natural environments.

Key objectives of establishing a successful access corridor include:

1. **Efficient mobility:** By limiting access points and ensuring a smooth flow of traffic, the corridor aims to reduce congestion and travel times for users.
2. **Safety:** Controlled access to the corridor helps decrease the likelihood of accidents and collisions, as well as improving emergency response capabilities.
3. **Preservation of adjacent areas:** Land use planning ensures that development and construction adjacent to the corridor are compatible with transportation goals, maintaining the corridor's functionality and integrity.
4. **Environmental protection:** Careful consideration is given to minimize the impact of the corridor on sensitive ecosystems, natural habitats, and areas of cultural or historical significance.



Image 12 - SR 586 Access Corridor



An aerial photograph of a rural landscape in Perry Township. The scene features a mix of green fields, brown plowed earth, and dense green forests. Several farm buildings, including barns and houses, are scattered throughout the landscape. A road winds through the area, and the sky is a clear, bright blue with some light clouds. The text 'ELEMENT V HOUSING' is overlaid in the center in a large, bold, black font.

# ELEMENT V HOUSING

Image 13 - Perry Township Landscape  
Photograph Date: May 26, 2023



# EXISTING HOUSING

Housing in a Perry Township exhibits unique characteristics compared to urban or suburban areas. Housing in the Township tends to be more spread out, with larger plots of land surrounding each dwelling. This allows for more space between neighbors and provides residents with a sense of privacy and tranquility. It also offers opportunities for gardening, farming, or other outdoor activities.

Rural areas such as Perry Township typically feature a mix of housing types, including single-family homes, farmhouses, mobile homes, and cottages. Traditional architectural styles may be prevalent, reflecting the local heritage and historical context.

Perry Township has a lower population density compared to urban areas. This leads to a lower concentration of housing units, resulting in a more open and less crowded environment.

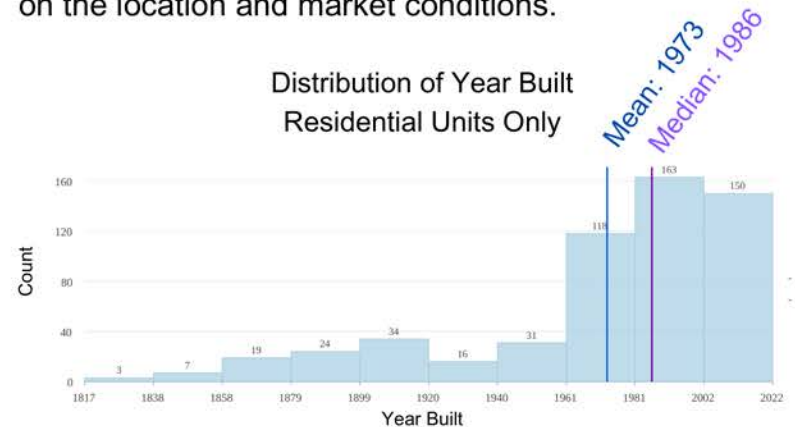
Due to the smaller population and distance from urban centers, residents of Perry Township typically have limited access to amenities and services. Grocery stores, healthcare facilities, and schools might be farther away, requiring residents to travel greater distances for their needs.

Rural housing often benefits from the beauty and serenity of the natural surroundings. Residents enjoy scenic views, proximity to natural features such as forests, lakes, or rolling hills, and a closer connection to nature.

Residents of Perry Township foster a strong sense of community and neighborly relationships. The smaller population size allows for more familiarity among residents, leading to greater social interaction, shared experiences, and mutual support.

Some housing units in the Township face specific challenges, such as limited access to utilities like high-speed internet, reliable water, or sewage systems.

In some cases, rural housing can be more affordable compared to urban areas, making it an attractive option for individuals seeking lower-cost housing options. However, it's important to note that affordability can vary depending on the location and market conditions.



Source: Licking County Auditor (May 2023)



# EXISTING HOUSING

Perry Township has a significantly higher percentage of owner-occupied housing units (98%) in comparison with Licking County, Ohio and the United States. *Source: 2020 Federal Census*

	UNITED STATES	STATE OF OHIO	LICKING COUNTY	PERRY TOWNSHIP
TOTAL UNITS	142,148,050	5,269,498	73,010	623
OWNER OCCUPIED	83,396,990 65%	3,530,563 67%	55,487 76%	610 98%
RENTER OCCUPIED	44,147,744 35%	1,738,935 33%	17,523 24%	13 2%

## RESIDENTIAL HOUSING TYPE

HOUSING TYPE	COUNT	PERCENT
Single Family/Bi-Level/Tri-Level	489	52.9%
Single Family/MFD Home	64	6.9%
MFD Home	8	
Mobile Home	4	
No Residential Structure	359	38.9%

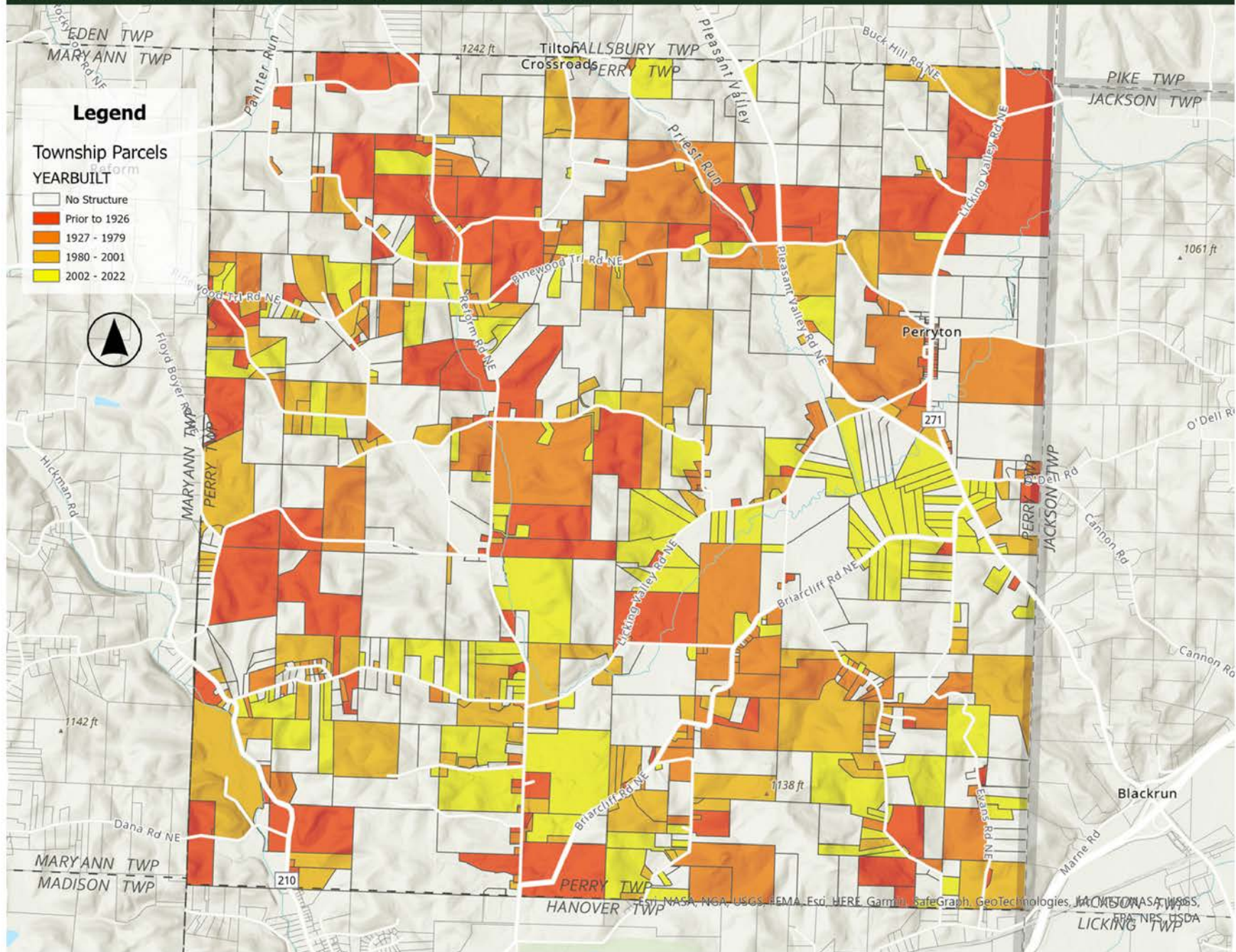
*Source: Licking County Auditor (May 2023)*

Image 14 - Perry Township Landscape



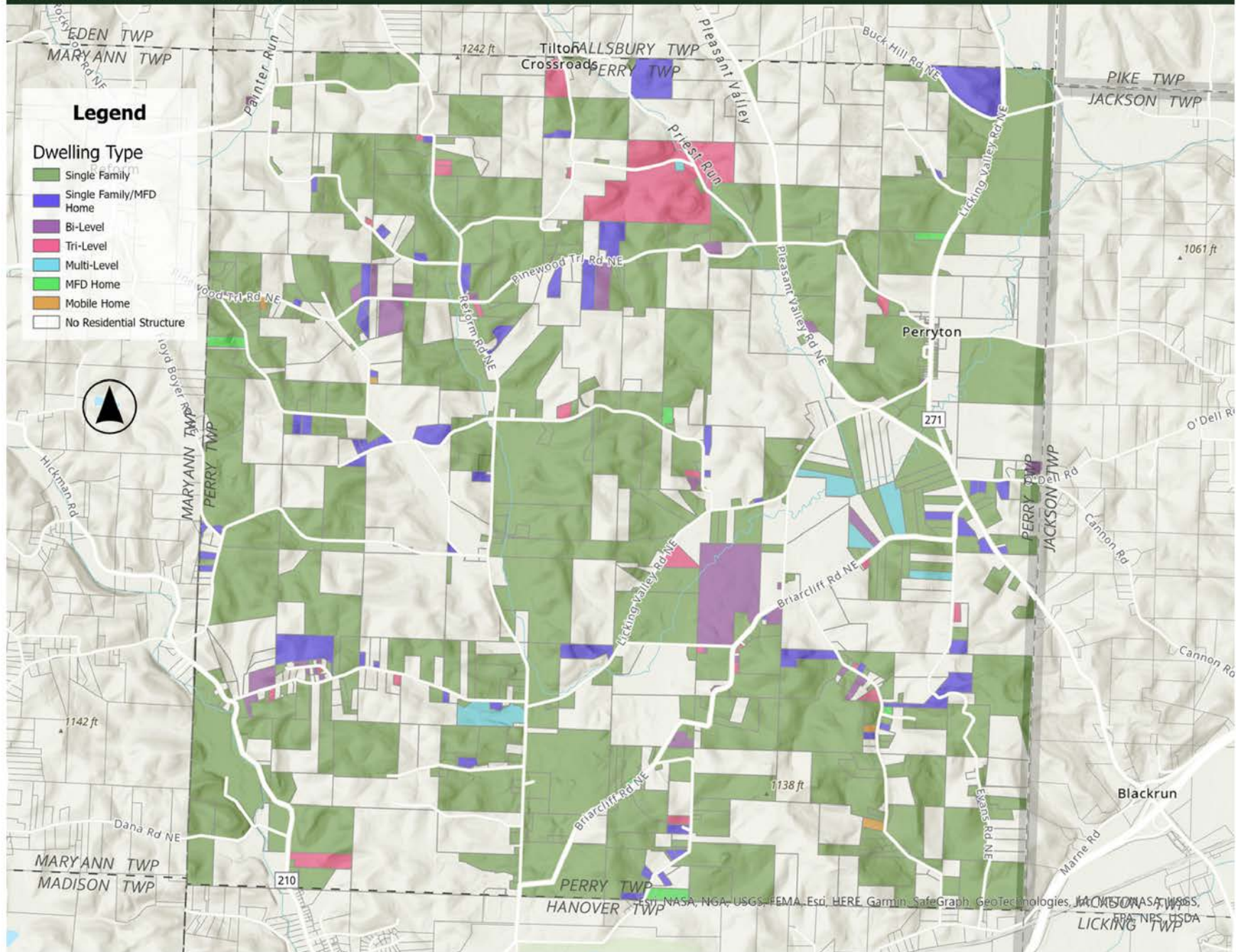


# MAP 10 - STRUCTURE CONSTRUCTION BY YEAR






# MAP 11 - DWELLING TYPE





An aerial photograph of a rural landscape in Perry Township. The scene features rolling green hills, dense green forests, and a small farmstead with a white silo and barn. A dirt road winds through the fields. The sky is blue with scattered white clouds.

# ELEMENT V WATER & WASTEWATER

Image 15 - Perry Township Landscape  
Photograph Date: May 26, 2023



# Water

Perry Township does not have a central water system. All homes and businesses are served by wells.

Access to safe drinking water is a fundamental public health need for communities to prevent water-borne disease and illness.

Private water systems, including wells, cisterns, hauled water storage tanks, and ponds used for drinking water are regulated by the Ohio Private Water Systems Regulations (Ohio Administrative Code 3701-28). A permit must be issued by the health department prior to installing or altering a private water system.

Private water systems are:

- Wells
- Springs
- Ponds
- Cisterns
- Hauled water storage tank

That provide potable water for human consumption and supplies water to:

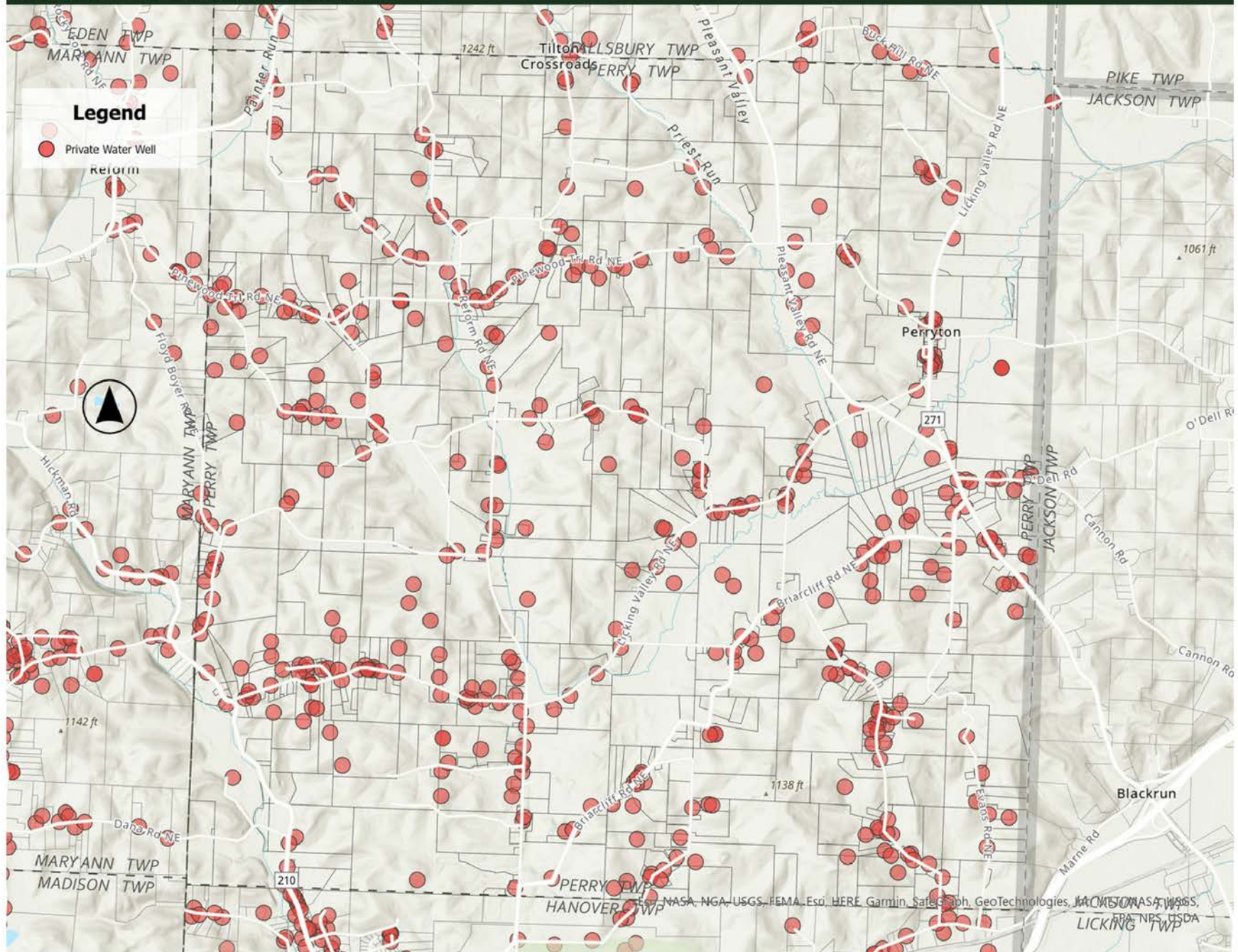
- Fewer than fifteen (15) service connections; and
- Do not regularly serve an average of at least twenty-five (25) individuals daily at least sixty (60) days of each year.

These include:

- 1, 2, and 3 family dwellings;
- Multiple dwellings on the same or adjacent properties;
- Buildings including barns, small businesses, churches, etc.; and
- Small manufactured home parks and campgrounds.

A private water system includes any auxiliary water supply for a structure to supplement toilet flushing or laundry.

# MAP 12 - PRIVATE WELL MAP





# Sewer

Perry Township does not have a central sewer collection system. All homes and businesses are served by septic systems regulated by the Licking County Health Department.

In Ohio, there are several types of septic systems commonly used for wastewater treatment and disposal.

It's important to note that the specific design and requirements of septic systems in Ohio can vary based on local regulations, site conditions, and health department guidelines. Property owners should consult with their local health department or a licensed septic system professional to determine the most appropriate type of septic system for their specific needs and comply with local regulations.

## **Conventional Gravity-Fed Septic System**

The conventional gravity-fed septic system is the most common type in Ohio. It consists of a septic tank and a drainfield (also known as a leach field). Wastewater from the household flows into the septic tank, where solids settle to the bottom and oils and grease float to the top. The liquid portion, known as effluent, then flows from the septic tank into the drainfield, which consists of perforated pipes buried in trenches filled with gravel or other approved media. The effluent is distributed into the drainfield and gradually percolates through the soil, undergoing further treatment and filtration before entering the groundwater.

## **Aerobic Treatment Unit (ATU) Septic System**

An aerobic treatment unit (ATU) is an alternative septic system that uses oxygen to promote the breakdown of organic matter more efficiently. It consists of a septic tank and an aerobic treatment unit that introduces air or oxygen into the wastewater, facilitating the growth of beneficial bacteria. The treated effluent then flows into a drainfield or a disinfection unit before being discharged. ATU septic systems are typically used in areas with challenging soil conditions or where conventional systems are not suitable.

## **Mound Septic System**

A mound septic system is designed for sites with inadequate soil conditions or a high water table. It involves the construction of an elevated or raised mound above the natural ground surface. The system typically includes a septic tank, a dosing chamber or pump system, distribution pipes, and a layer of sand or other approved media.

Wastewater from the septic tank is pumped into the mound, where it is distributed and allowed to infiltrate slowly through the sand or media layer, undergoing treatment before reaching the underlying soil or groundwater.

# Marne/Hanover Water

In 2020, the Licking County Commissioners appropriated \$12M for the construction of a waterline to service the Village of Hanover and portions of Madison Township, specifically the Marne area. Design of the waterline is in the preliminary stage at the time of this document. The waterline must be constructed by December 31, 2026. If it is not constructed by that time, the Commissioners must return the funding to the federal government.

The preliminary design work is being completed by a consultant which produced **Image 16** and **Image 17**. The waterline location, pressures and diameters are subject to change based on the consultants' recommendations.

The system will be owned and operated by Licking County with water supplied by the City of Newark.

Image 16 - Marne/Hanover Water Phasing  
Source: Arcadis

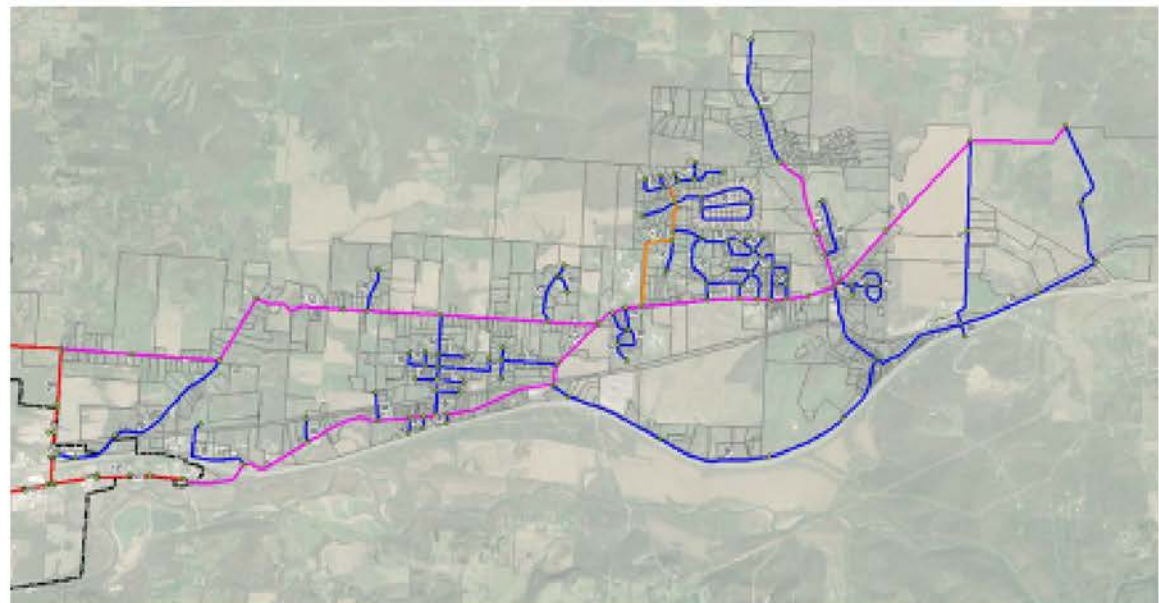
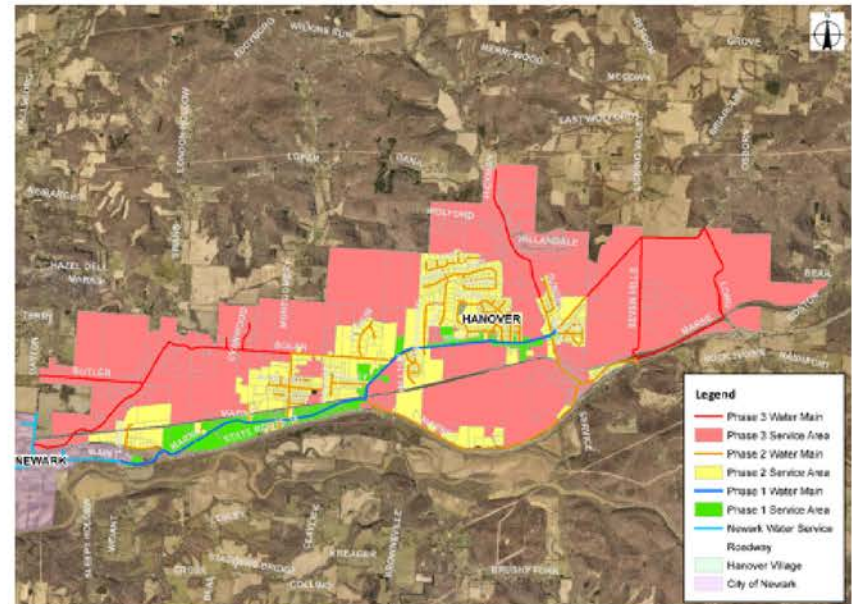


Image 17 - Marne/Hanover Water Phasing  
Source: Arcadis



An aerial photograph of a rural landscape. The foreground shows a large, brown, tilled field on the left and a green field on the right. A paved road curves through the center. In the middle ground, there is a farmstead with several buildings, including a large white barn and a house. The background consists of rolling hills covered in dense green trees under a blue sky with light clouds.

# ELEMENT VI ENVIRONMENT

Image 18 - Perry Township Landscape  
Photograph Date: May 26, 2023



# FLOOD HAZARD AREA

Floodplains are important areas for protecting our environment and reducing the risks of flooding. They provide natural storage areas for excess water, which helps to reduce flooding in nearby areas. Development in flood plains can increase the risk of flooding, damage to properties and infrastructure, and harm wildlife habitats. Protecting flood plains is essential for preserving the natural balance of our environment and ensuring the safety of our communities.

A floodplain is any land area susceptible to inundation by floodwaters from any source. Floodplains are measured in terms of the amount of storm water it takes to cover them. Storm events are measured in years such as five-year, 10-year, 20-year, 50-year, 100-year, and 500-year. The standard measurement is the 100-year storm and floodplain. A 100-year floodplain is the land area having a one in 100 chance of flooding in any given year.

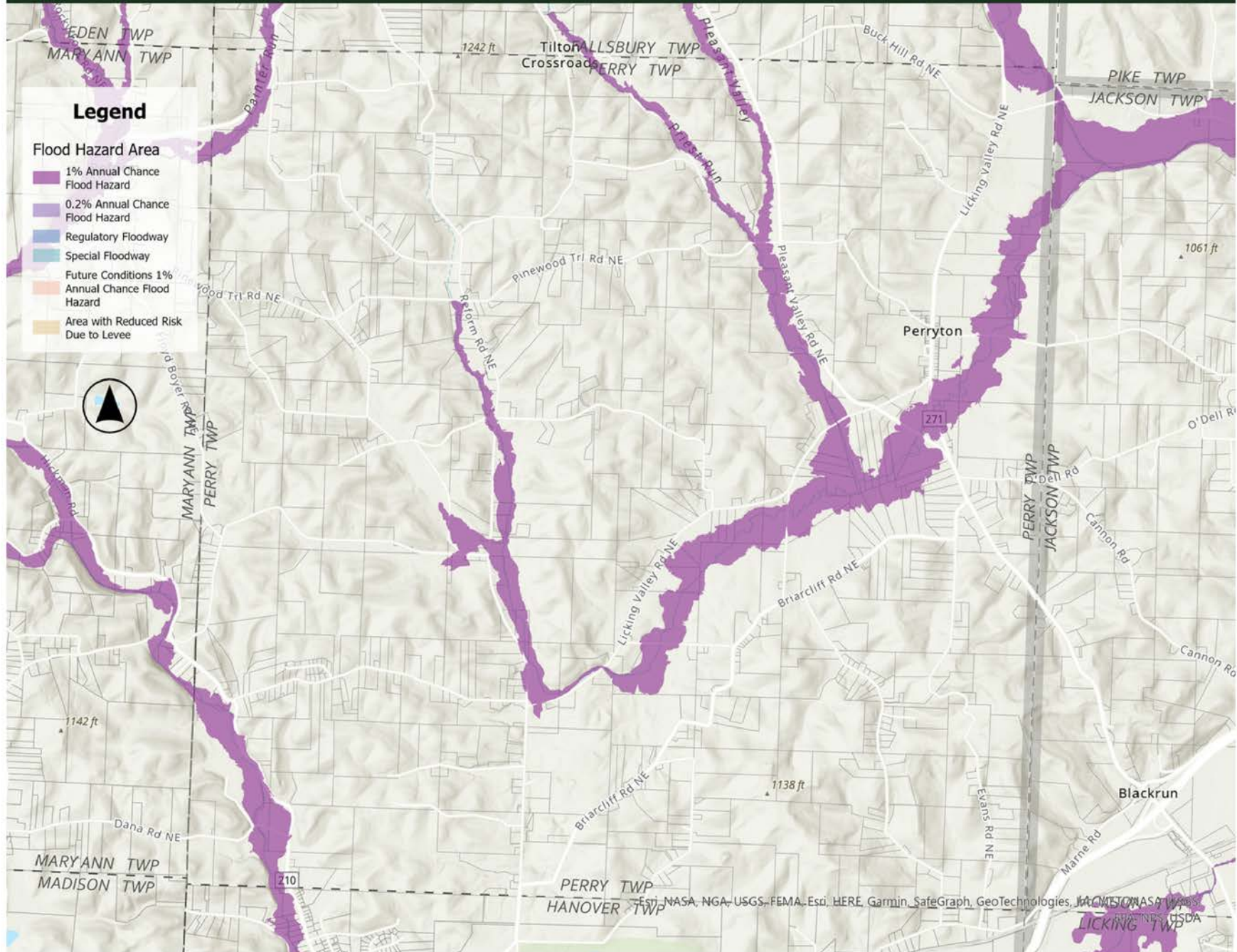
The 100-year floodplain is somewhat of a misnomer however, because an area could have a 100-year flood two years in a row —unlikely, but possible. The flood hazard map shows the 100-year, or base, floodplains of Perry Township as determined by the Federal Emergency Management Agency (FEMA) on their Flood Insurance Rate Map (FIRM). Lending institutions use FIRM maps to determine the need of flood insurance for structures.

Image 19 - Licking River at Blackhand Gorge





# MAP 13 - FLOOD HAZARD AREA



# WATERSHED

The **Muskingum River watershed** is located in the eastern region of Ohio. It drains a total of 8,051 square miles and flows through all or part of 27 counties.

Major municipalities partially or fully in the watershed include Akron, Mt. Vernon, Mansfield, Marietta, Newark, Canton, Zanesville, Cambridge and Wooster.

The northern portion of the watershed is a mixture of urban development, agricultural land uses such as cultivated crops, and forest. The southern portion of the watershed is predominantly comprised of forest, with some hay and pasture lands and pockets of urban development.

The **Licking River watershed** is located in central Ohio and is part of the larger Muskingum River watershed. The Licking River flows into the Muskingum River in Zanesville in Muskingum County. The watershed is primarily located in Licking County, with smaller areas in Morrow, Knox, Fairfield, Perry and Muskingum counties. Land use in the watershed is predominantly comprised of 34 percent forest, 34 percent cultivated cropland, 17 percent pasture and hay, and 11 percent developed space. Both Dillon Lake and Buckeye Lake are located within the watershed. Newark obtains its drinking water from the North Fork of the Licking River.

Image 20 - Muskingum River Watershed

Source: Ohio EPA

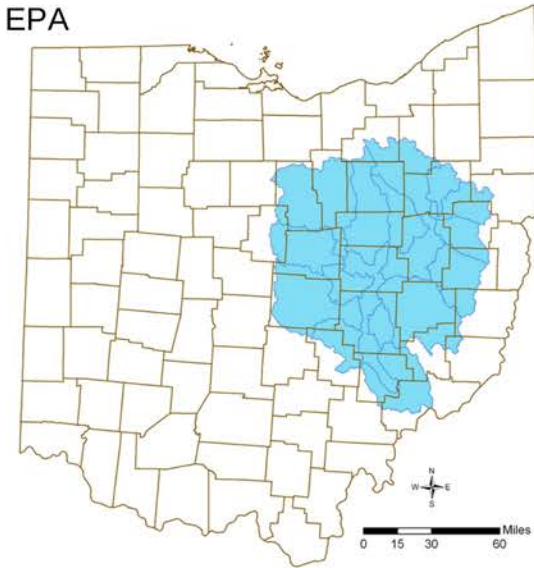
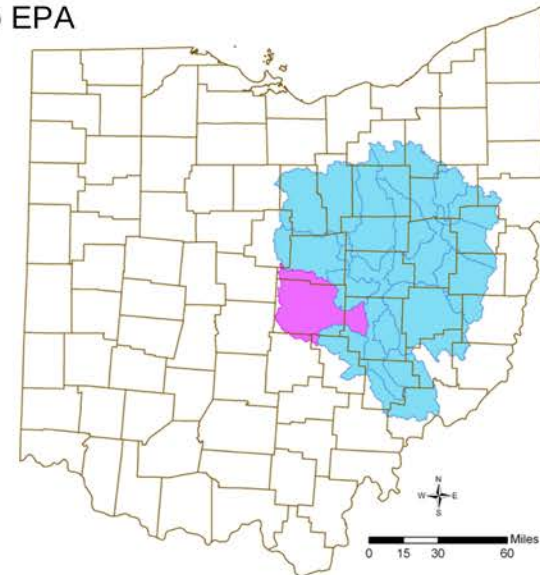


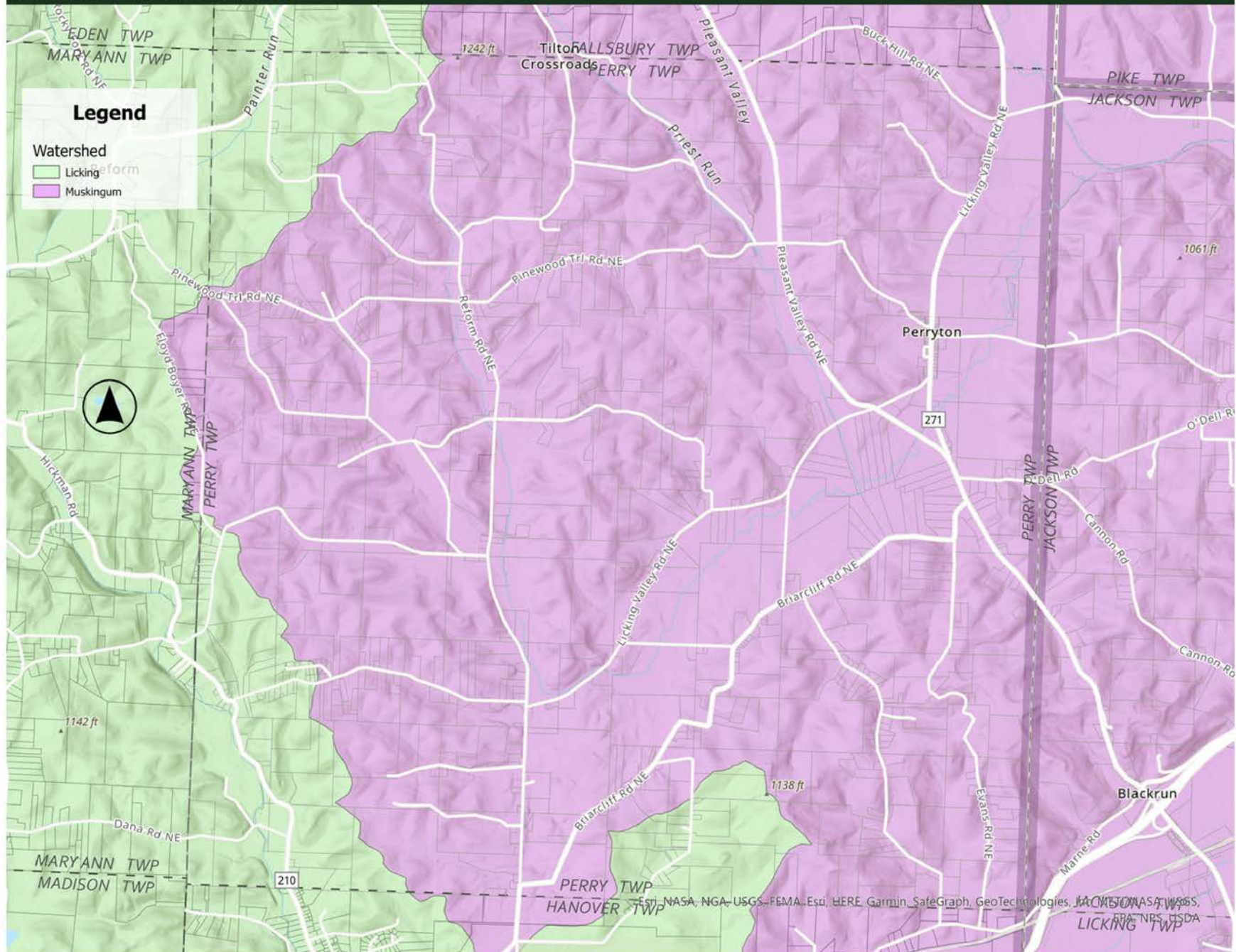
Image 21 - Licking River Watershed

Source: Ohio EPA





# MAP 14 - WATERSHED



# SOILS

More than 33,000 acres in Licking County were in use for urban development in 1982. Since then, much more farmland has been converted to urban uses, especially in the western and central parts of the county. Many soil properties, such as depth to the seasonal high water table, slope permeability, and depth to bedrock, can limit urban development. Wet basements, malfunctioning onsite sewage disposal systems, erosion on construction sites, and flooding are problems if soil features are ignored. Within the township, special attention should be paid to shallow excavations, construction of dwellings and commercial buildings, local roads and streets, and lawn and landscaping. These items benefit by identifying the soil type in the initial planning stages.

When researching the type of soil found within a site, the National Resource Conservation Service and the Licking County Soil and Water Conservation District are valuable resources in determining soil type.

For detailed soil information, refer to USDA Web Soil Survey by clicking the following link:  
<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

# DEPTH TO WATER

ODNR qualifies depth to water as the depth from the land surface to the top of the water table in unconfined conditions or to the top of the aquifer in confined conditions. In “leaky” and semiconfined conditions, depth to water approximates the depth from the land surface to the area’s average piezometric head. In high-relief areas dominated by multiple perched aquifers, depth to water represents the depth from the ground surface to the regional water table, which may not correlate to reported water well static water levels.

# NET RECHARGE

Measured in inches per year, net recharge is the total volume of water per unit area that effectively infiltrates the aquifer from the land surface. Infiltration includes contributions from precipitation, rivers, lakes, irrigation, and artificial recharge sources. Recharge ranges are a function of an area’s topography, soil media, vadose zone media, vadose rating, and the infiltration capacity of the aquifer itself.

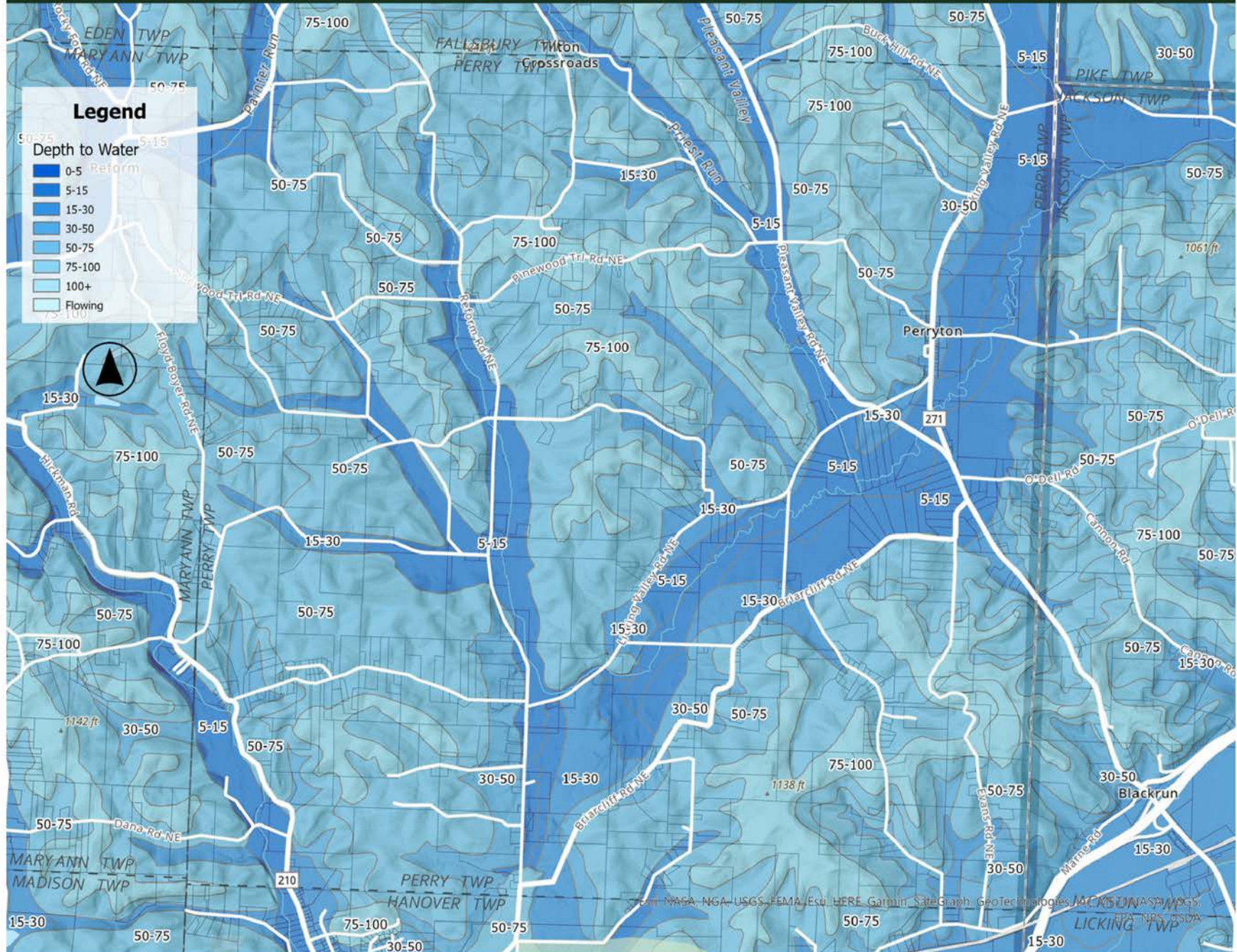


# MAP 15 - SOIL MEDIA



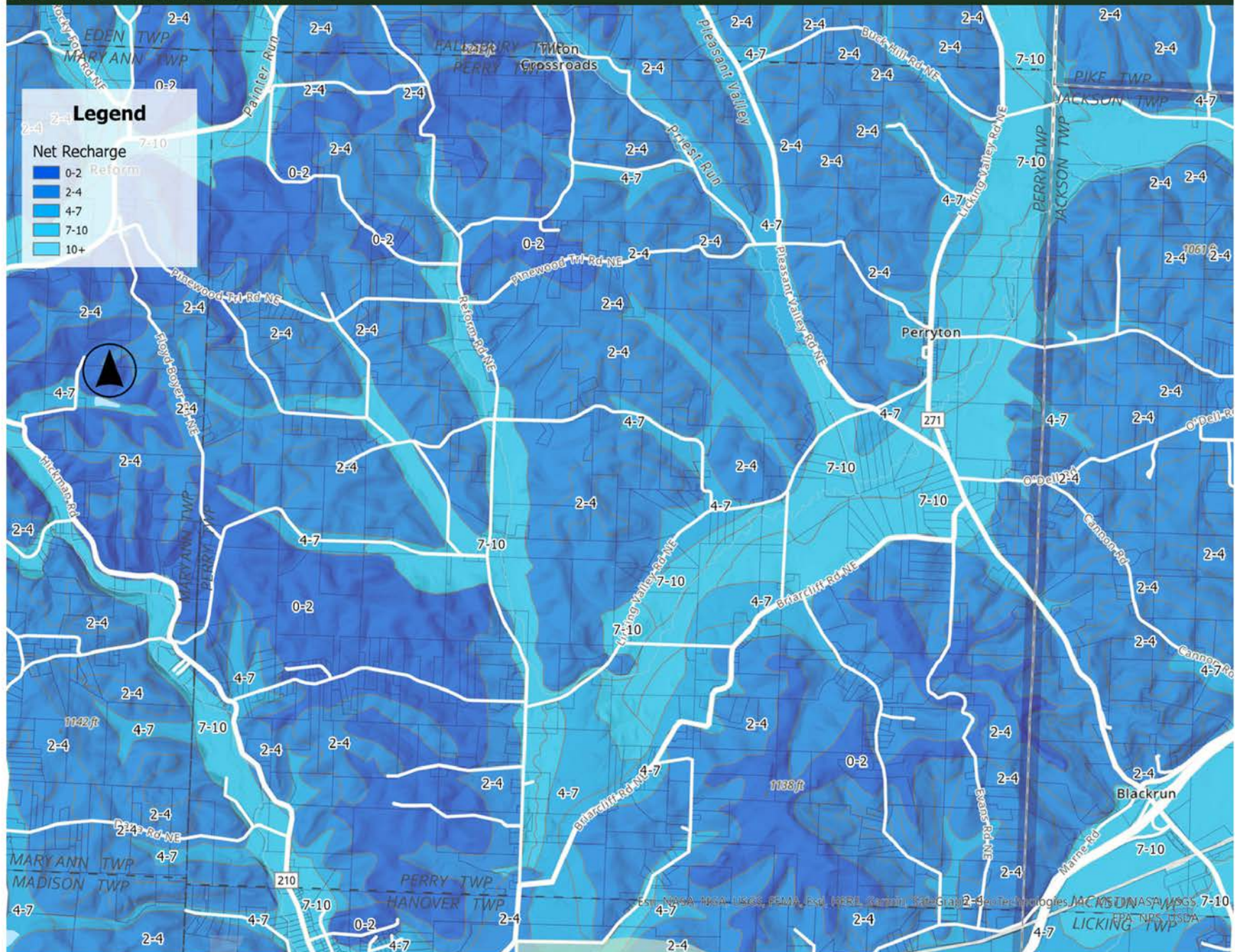


# MAP 15 - DEPTH TO WATER





# MAP 16 - NET RECHARGE

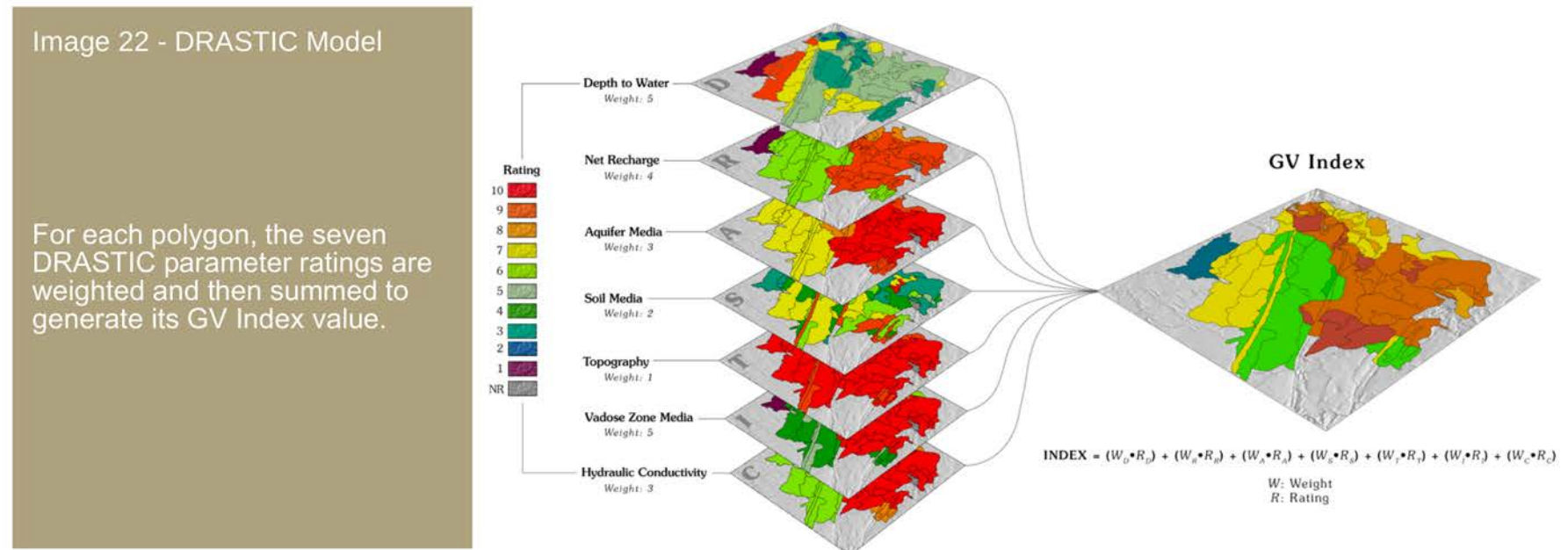




# GROUNDWATER VULNERABILITY INDEX

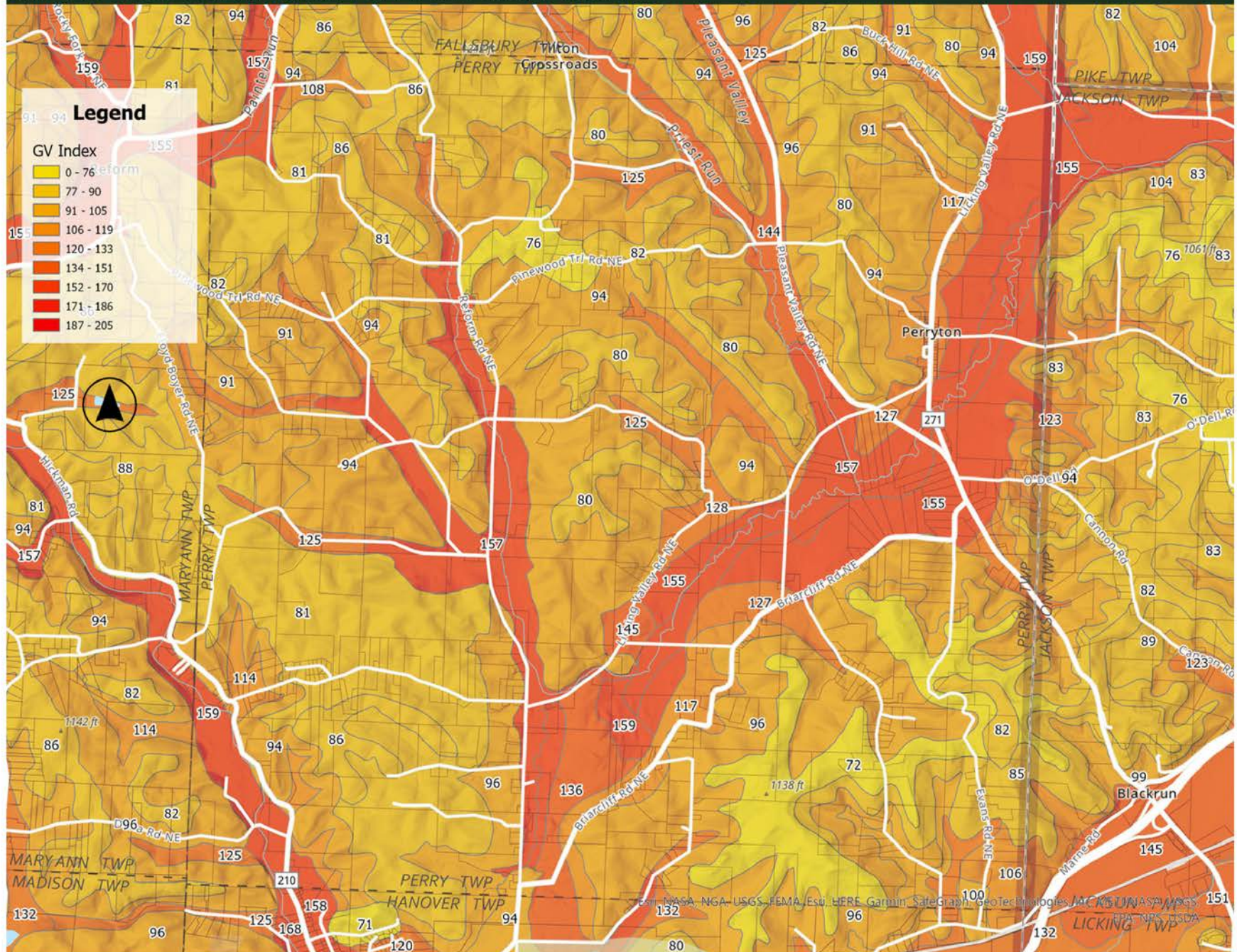
Groundwater Vulnerability (GV) maps depict an area's vulnerability to groundwater contamination based upon its hydrogeologic, topographic, and soil media characteristics. Conceptually, GV maps consider the case in which a generic contaminant is introduced at the land surface and allowed to percolate into the aquifer, be attenuated by natural processes, or be transported out of the area. As the hydrogeologic parameters controlling the fate of the contaminant change, the likelihood of the aquifer's contamination increases or decreases. This likelihood is reflected in the overall GV Index. Notably, GV maps do not consider the presence of contaminant sources, only the hydrogeology of the area in question. Therefore, a pristine, uninhabited plot of land with hydrogeologic characteristics conducive for water to flow into its aquifer would exhibit (despite having no known case or source of contamination) a GV Index higher than the location of a chemical storage facility, if hydrogeologic conditions at the facility limited the aquifer's potential pathways for contamination.

In short, GV Index is a contaminant- and land use-indifferent measure of groundwater contamination potential. For each polygon, the seven DRASTIC parameter ratings are weighted and then summed to generate its GV Index value.





# MAP 18 - GROUNDWATER VULNERABILITY INDEX





An aerial photograph of a rural landscape in Perry Township. The image shows a central road intersection with a road running north-south and another running east-west. To the left of the intersection is a large, curved, light-brown area, possibly a baseball field or a cleared area. The surrounding area is a mix of green fields, some with small buildings or structures, and dense green wooded areas. The overall scene is a typical rural setting with a mix of open land and forest.

# ELEMENT VII IMPLEMENTATION

Image 23 - Perry Township Landscape  
Photograph Date: May 26, 2023



# IMPLEMENTATION MATRIX

An implementation matrix is a tool used to track and manage the execution of various tasks or strategies within a project or organization. It provides a structured way to document and monitor the progress of each task or strategy, ensuring that responsible parties are accountable and deadlines are met. The matrix includes the following columns: Item Number, Strategy, Responsible Party, and Timeframe.

**Item Number:** This column assigns a unique identifier or number to each task or strategy listed in the matrix. It helps in organizing and referencing items within the matrix.

**Strategy:** In this column, the specific task or strategy is described concisely. It should be clear and understandable to all stakeholders involved in the implementation process. Strategies could include initiatives, actions, or goals that need to be accomplished.

**Responsible Party:** This column specifies the individual or group responsible for executing or overseeing the completion of each task or strategy. It is crucial to assign clear ownership to ensure accountability and avoid confusion.

**Timeframe:** This column outlines the timeframe or deadline within which each task or strategy should be completed. It could be expressed in specific dates, weeks, months, or any other relevant time frame. It helps in setting expectations and tracking progress against predefined timelines.

ITEM	STRATEGY	RESPONSIBILITY	TIME FRAME
1	Adopt zoning resolution.	Township Trustees	6 Months
2	Meet with Village of Hanover, Madison Township and Hanover Township to discuss waterline progress and other development issues.	Township Trustees	Ongoing - Quarterly
3	Develop AgriTourism program to promote and sustain established agriculture-based businesses in the Township.	Township Trustees	12 Months
4	Hold information sessions for those interested in preserving their property through easements.	Township Trustees	Ongoing - 2/Year
5	Establish <b>Rural By Design</b> evaluation committee to review and analyze comprehensive plan each year.	Township Trustees	Yearly

# IMPLEMENTATION COMMITTEE

Implementation Plan Objective: To execute the Perry Township Comprehensive Plan by establishing an effective implementation committee and facilitating regular meetings for efficient progress monitoring and coordination.

## 1. Formation of Perry Township Comprehensive Plan Implementation Committee:

- Identify key stakeholders: Identify individuals and groups within Perry Township who have a vested interest in the successful implementation of the Comprehensive Plan.
- Establish committee roles: Define the roles and responsibilities of committee members based on their expertise, knowledge of the community, and their ability to contribute effectively to the implementation process.
- Recruit committee members: Invite and appoint individuals who possess the necessary skills, such as community planners, government representatives, business leaders, and community advocates, to contribute to the implementation efforts.
- Appoint a committee chairperson: Select a capable leader from within the committee who will facilitate meetings, ensure coordination, and drive the implementation efforts.

## 2. Regular Meeting Schedule:

- Determine meeting frequency: Establish a regular meeting schedule that allows for effective communication and progress updates without overwhelming committee members' other commitments.
- Set meeting duration: Allocate an appropriate amount of time for each meeting, considering the complexity of the Comprehensive Plan and the depth of discussion required.
- Schedule recurring meetings: Fix a recurring day and time for committee meetings to allow participants to plan their schedules in advance.
- Define meeting format: Determine whether meetings will be held in-person, virtually, or a combination thereof, based on the availability and location of committee members.



# IMPLEMENTATION COMMITTEE

## 3. Purpose of Committee Meetings:

- Plan review and refinement: Review the Perry Township Comprehensive Plan document, identify any gaps or areas needing further development, and refine the strategies and action steps as necessary to align with the community's goals and objectives.
- Progress tracking and reporting: Share updates on the progress made since the last meeting, evaluate accomplishments, discuss challenges faced, and propose solutions to address obstacles.
- Resource allocation and coordination: Assess resource needs, including financial, human, and technological resources, and ensure appropriate allocation to support the implementation activities outlined in the Comprehensive Plan.
- Decision-making: Discuss and make decisions on critical issues, such as prioritization of tasks, adjustments to timelines, and modifications to the plan based on changing circumstances or new information.
- Stakeholder engagement: Share updates with relevant stakeholders, such as residents, businesses, and community organizations, seek their input, and engage in dialogue to ensure their alignment with the goals and objectives outlined in the Comprehensive Plan.
- Evaluation and measurement: Define key performance indicators (KPIs) and establish a system to monitor and evaluate the effectiveness of the Comprehensive Plan's implementation. Regularly assess progress against the defined KPIs and make necessary adjustments.

## 4. Communication and Documentation:

- Ensure transparency: Share meeting agendas, minutes, and action items with committee members and the Perry Township Trustees to foster transparency and accountability.
- Provide updates: Regularly communicate the progress and outcomes of the committee meetings to the Perry Township Trustees and the community, as applicable, to maintain transparency and gain support.
- Document decisions: Keep a record of decisions made during meetings, including rationale, to maintain an accurate account of the committee's activities and to facilitate future reference.

# IMPLEMENTATION COMMITTEE

When forming the Perry Township Comprehensive Plan Implementation Committee, it is essential to include individuals with diverse backgrounds, expertise, and perspectives relevant to the goals and objectives of the plan. Some professions and areas of expertise that should be considered for representation on the committee include:

1. **Community Planners:** Professionals with experience in urban planning, land use, and zoning regulations can provide valuable insights into the development and implementation of the Comprehensive Plan.
2. **Government Representatives:** Including representatives from the Perry Township Trustees or local government entities can ensure alignment with existing policies and regulations, facilitate coordination, and aid in securing necessary approvals.
3. **Business Leaders:** Representatives from local businesses or business associations can provide insights into economic development, job creation, and infrastructure needs, contributing to the plan's viability and success.
4. **Environmental Experts:** Professionals with expertise in environmental conservation, sustainability, and natural resource management can help integrate environmentally friendly practices into the plan, fostering responsible development and preserving the community's natural assets.

5. **Transportation Specialists:** Including individuals with knowledge of transportation planning, traffic engineering, and infrastructure development can contribute to creating a comprehensive transportation system that addresses mobility needs and enhances connectivity within the community.

6. **Social and Community Advocates:** Representatives from community organizations, nonprofits, and social service agencies can provide a voice for marginalized groups, advocate for social equity, and help ensure that the Comprehensive Plan addresses the needs and aspirations of all residents.

7. **Education Representatives:** Including individuals from local schools or educational institutions can ensure that the Comprehensive Plan addresses the needs of students, supports educational infrastructure, and promotes lifelong learning opportunities.

8. **Community Residents:** It is crucial to include representatives from different neighborhoods and demographics within Perry Township to ensure the committee reflects the community's diversity and includes the perspectives of those directly impacted by the plan.



