



Some Planning Questions and Proposed Order of Discussion

Where is there consensus?

Where do we need additional information / input?



Block 1 – Preservation and Recreation

- Where should the township plan for **natural and open spaces**? [Compare to current]
- Where should the township plan for **preservation of farmland and pastureland**? [Compare to current]
- Where should the township plan for **scenic preservation**? [Compare to current]
- Where should the township plan for **parks and trails**? [Compare to current]



Block 2 – Water and Sewer

- Where should the township plan for both central water and sewer service?
 - This will define the areas where high density development is feasible.
- Where should the township plan for ONLY central water service?
 - Lower density development (supportable by septic), but private wells are insufficient (e.g., low volume, low quality)

**Consider Economics – Annual Costs and Construction Debt
should be covered by users**

Consider Land Preservation – Is this compatible with scenic preservation?



Block 3 – Housing

Block 3A – Areas without Sewer Service

- Rural Residential [“Living in the Country”]
 - Does the township want to change the rules for housing on land zoned agricultural (currently most of the township)?
 - Different rules for different areas of the township?
- Estate Residential [Low Density, Rural Subdivisions]
 - Does the township want to change the rules for Estate Residential?
 - Multiple areas with different densities of Estate Residential?
 - Where should the township plan for Estate Residential development?

**Consider “Missing Middle” Housing:
Accessory Dwelling Units (e.g., “Granny Flats” / Carriage Houses), Duplexes**



Block 3 – Housing

Block 3B – Areas with Water and Sewer Service

- High Density, Single-Family Detached Residential [“Suburban Living”]
 - Does the township want to change the rules for high density, single-family detached residential (R-1)?
 - Different rules for different areas of the township?
 - Where should the township plan for this type of housing?
- Multi-Family Residential
 - Does the township want different rules for different types of multi-family residential? [Currently there is only one type district for all types of multi-family housing.]
 - What should the rules be for multi-family housing in the township?
 - Where should the township plan for this type(s) of housing?



Land Preservation / Protection and Recreation



Preservation and Recreation Questions

- Where should the township plan for **natural and open spaces**? [Compare to current]
- Where should the township plan for **preservation of farmland and pastureland**? [Compare to current]
- Where should the township plan for **scenic preservation**? [Compare to current]
- Where should the township plan for **parks and trails**? [Compare to current]



Recreational, Social, and Open Spaces

Recreational

- One National Monument (Charles Young Buffalo Soldiers)
- Four State of Ohio Sites
 - Grand Council State Park
 - National Afro-American Museum & Cultural Center
 - Wildlife District 5 Office Shooting Range
 - Little Miami State Forest Preserve
- Four Greene County Parks
 - Jacoby Road Canoe Launch
 - Sara Lee Arnovitz Nature Preserve
 - James Ranch Park
 - Pierce Park
- Network of Trails

Social

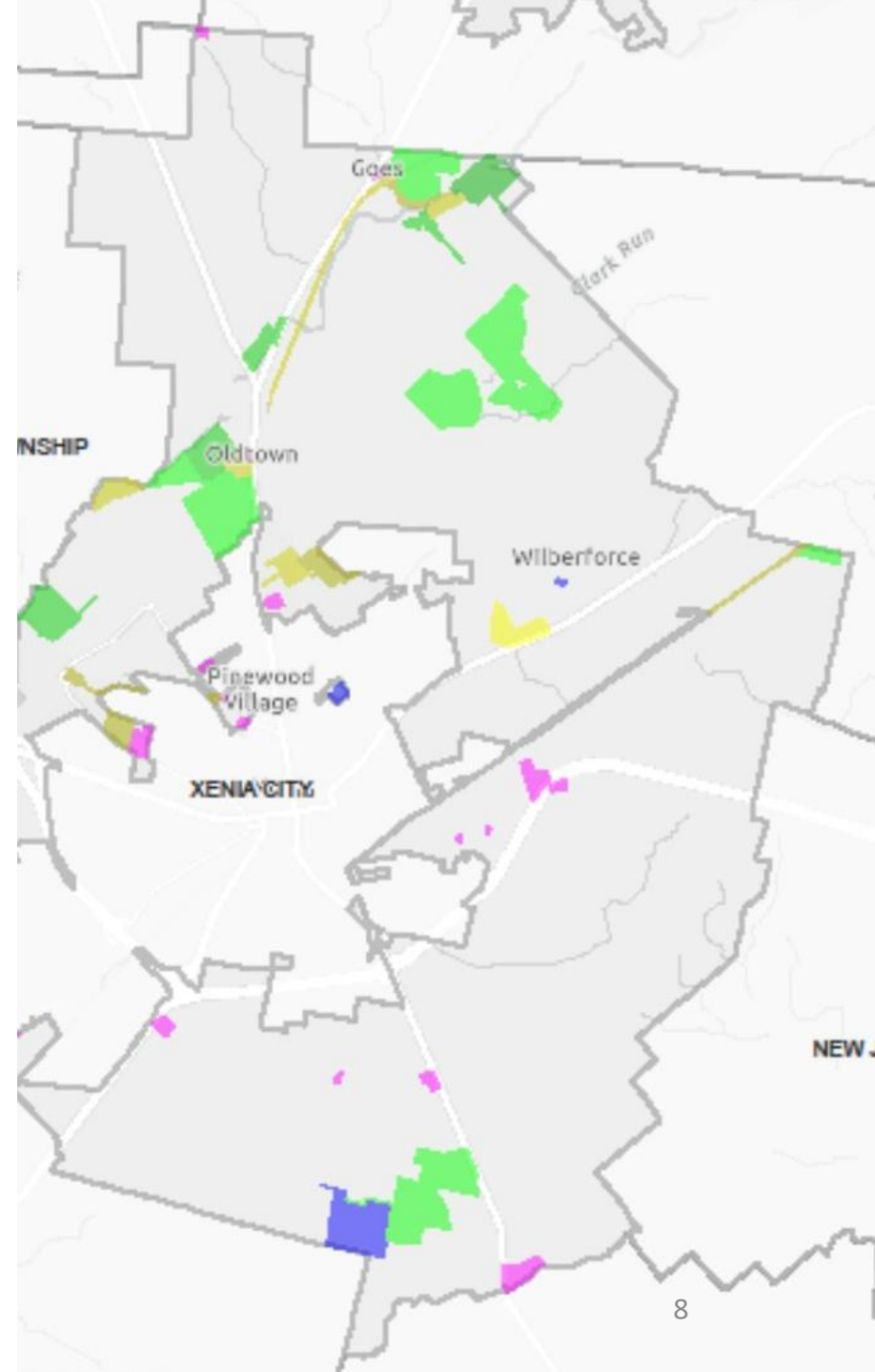
- Three Membership Clubs / Associations
 - WCPOVA, Pinecrest Swim Club, Greene Co Fish & Game Assoc
- ~17 Churches / Places of Worship

Open Space and Farmland Preservation

- Combined efforts of: Tecumseh Land Trust, Little Miami Conservancy, Glen Helen Assoc

7/29/2025

Parcels





Scenic Preservation

- The Township Zoning Resolution currently protects
 - Waterways
 - Trails
 - Selected Roadways
- Screening is required for “non-protected” land uses
- “Protected Land Uses”
 - Residential
 - Churches and Schools
 - Recreational areas (public and private)



Land Use Preservation / Protection

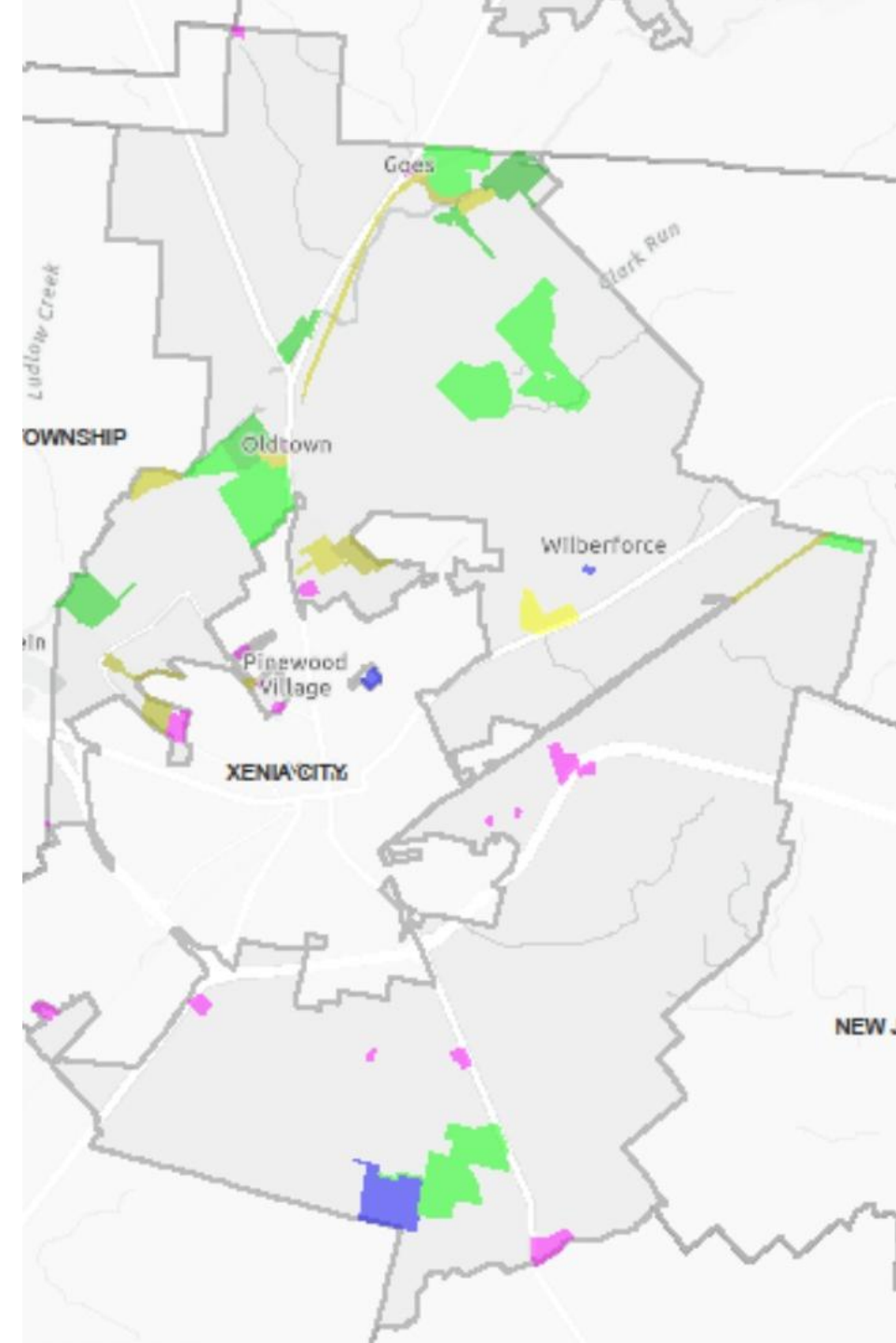
Three Possible Categories of Preservation (from most to least restrictive)

- Natural & Open Spaces – No Agricultural Uses or Fixed Structures
- Cropland & Pastureland – Growing and Harvesting off the land; No Fixed Structures
- Scenic Preservation – Development is Allowed; Must be compatible with the natural beauty of the land



Markup the Map

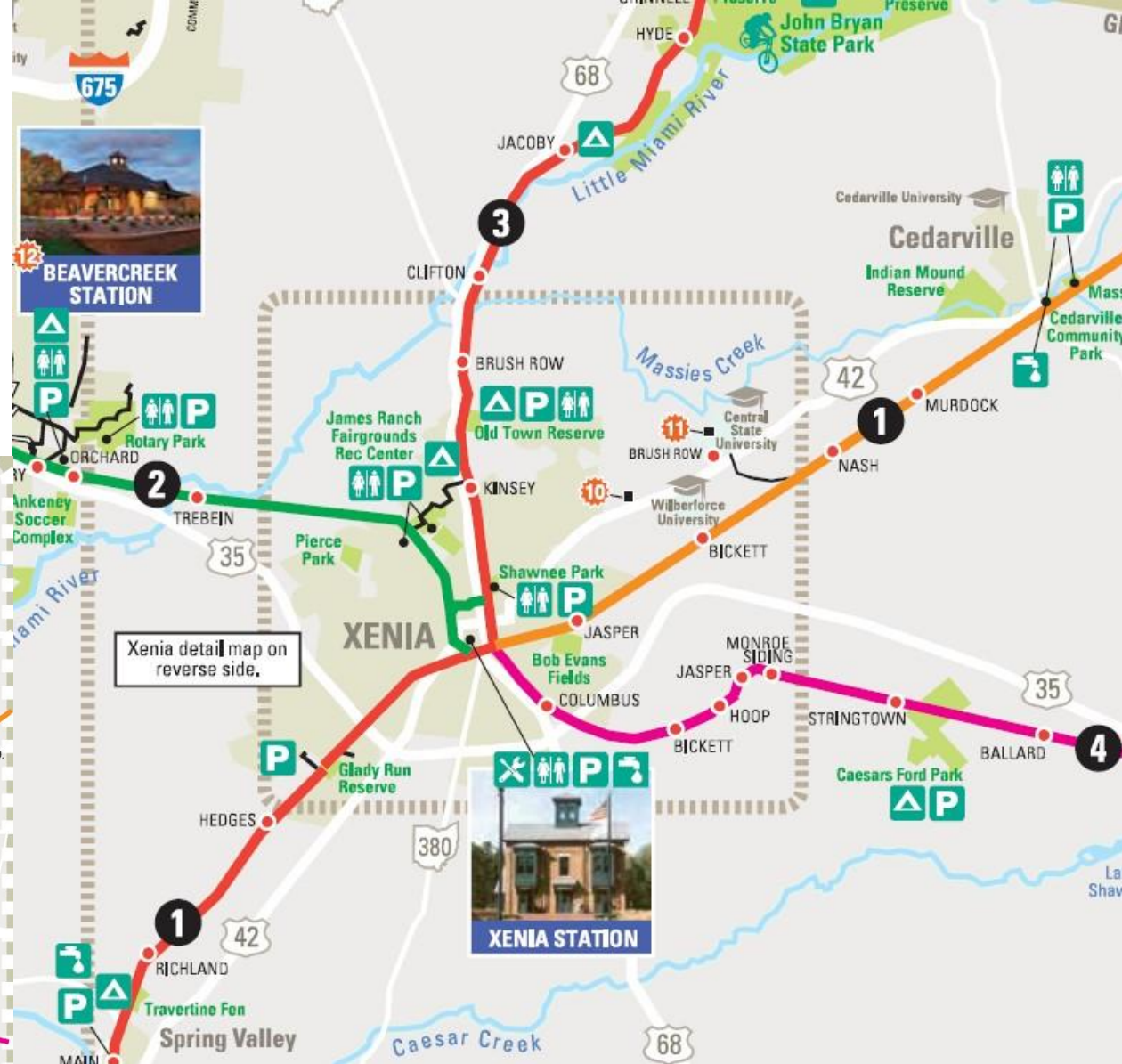
- Protected Natural and Open Spaces
- Protected Farmland and Pastureland
- Scenic Conservation Areas
- Parks and [Trails (next page)]





Markup the Map

- Trails





Summary Tables

	Current Acreage	Current Percentage of the Township	Planned Acreage	Planned Percentage of the Township
Natural and Open Space				
Protected Farmland and Pastureland				
Protected Scenic Areas				
Parkland				

	Current Mileage	N/A	Planned Mileage	N/A
Trails				

Xenia Township is 43.9 sq mi (28,100 acres)



Central Water and Sewer Service



Block 2 – Water and Sewer

- Where should the township plan for both central water and sewer service?
 - This will define the areas where high density development is feasible.
- Where should the township plan for ONLY central water service?
 - Lower density development (supportable by septic), but private wells are insufficient (e.g., low volume, low quality)

**Consider Economics – Annual Costs and Construction Debt
should be covered by users**

Consider Land Preservation – Is this compatible with scenic preservation?







Water Systems in and around Xenia Twp

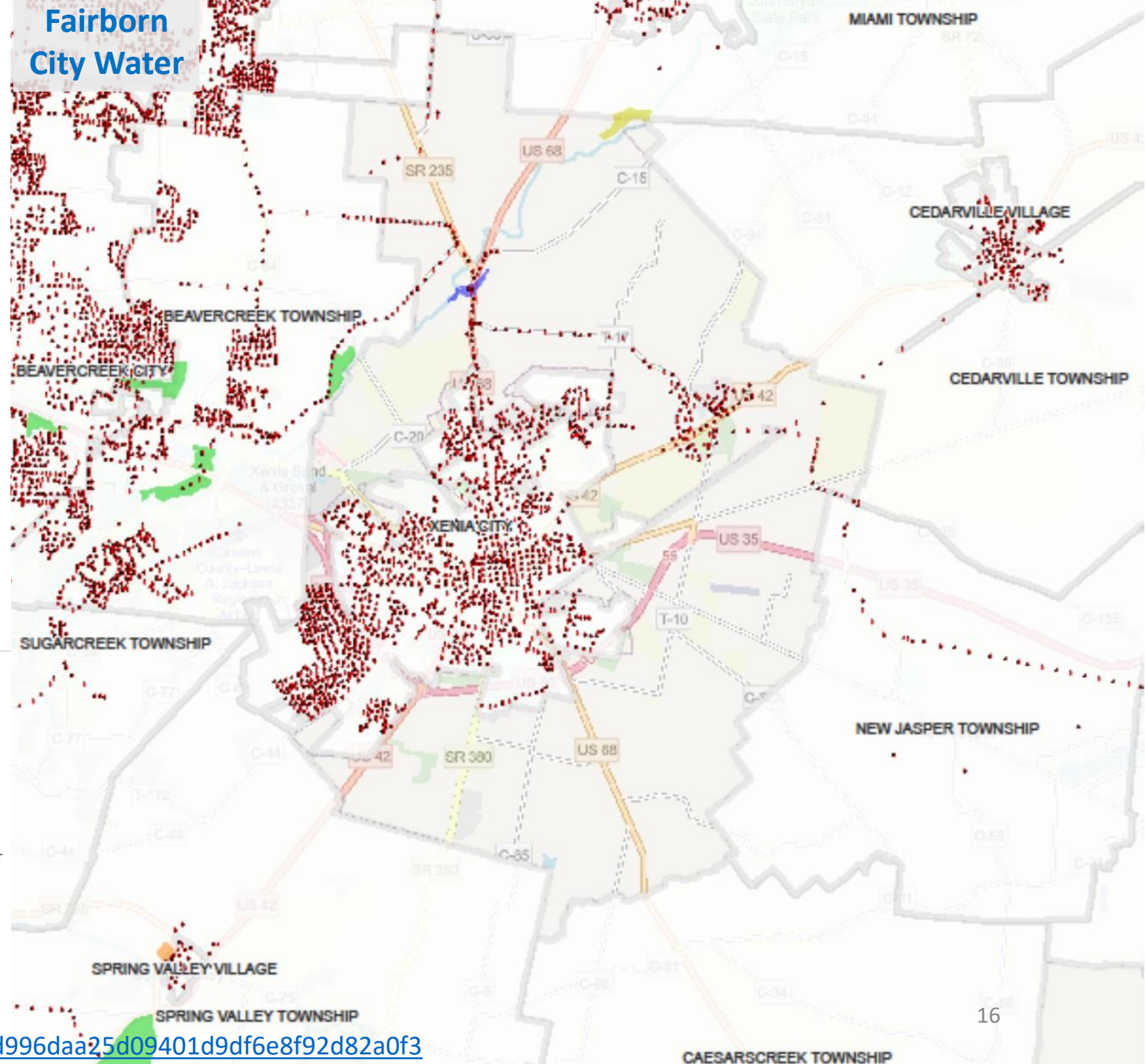
Water, Water Everywhere!!!
(Just not controlled by Xenia
Township)

*Greene NW
Water Plant
Supplies Water
to Shawnee
Hills more than
19 System Miles
away

OpenData - Hydrants

Water

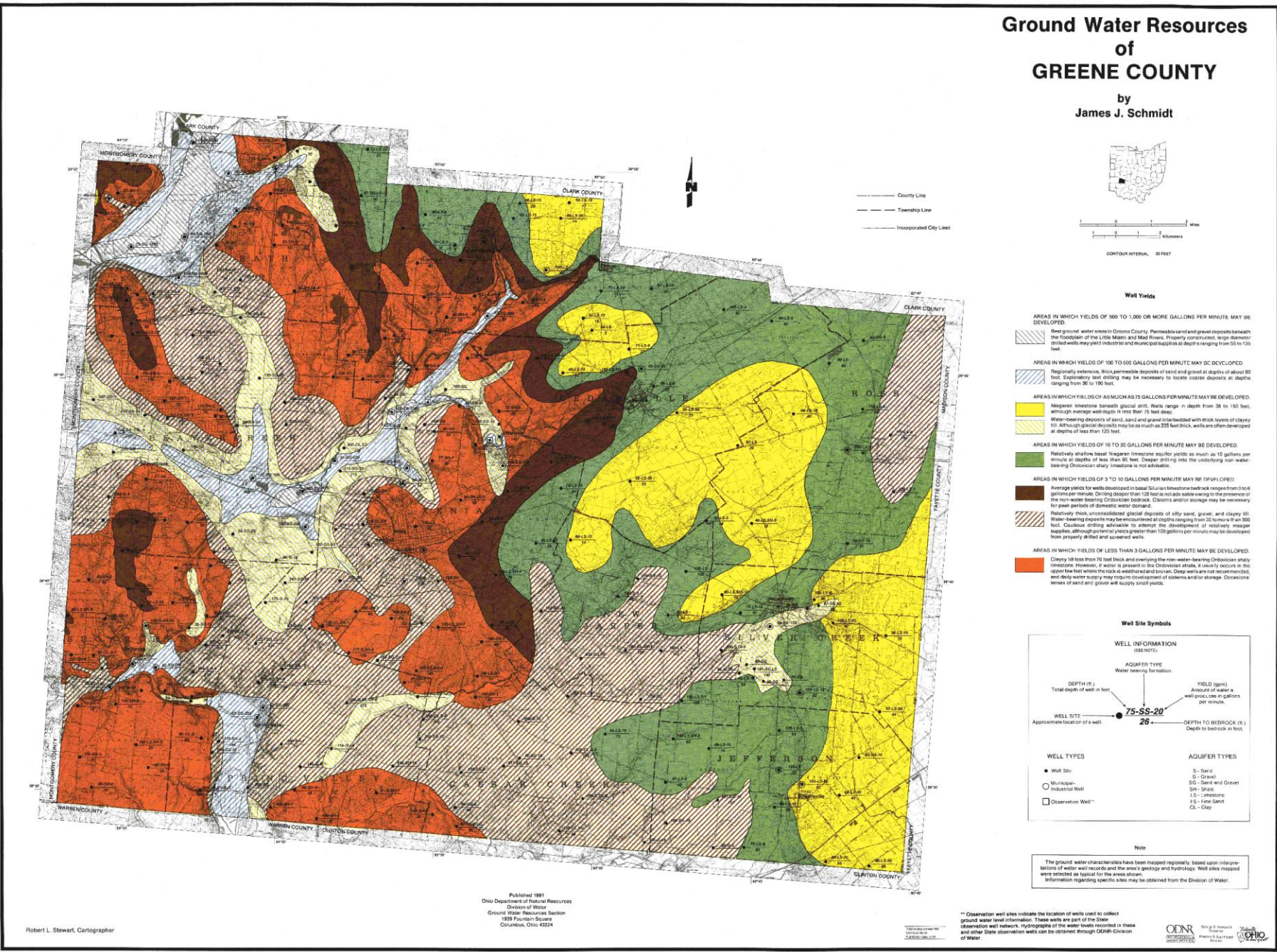
-  Xenia City Water Treatment Plant and Wellfield
-  Greene County Northwest Water Treatment Plant and Wellfields
-  Greene County Southwest Regional Water Treatment Plant Wellfield
-  Yellow Springs Water Treatment Plant and Wellfield
-  Spring Valley Village Water Treatment Plant and Wellfield





Map of estimated well yields

- Areas in Xenia Twp vary from < 3 gal/min to over 500 gal/min



Ohio Groundwater Maps & Pubs =

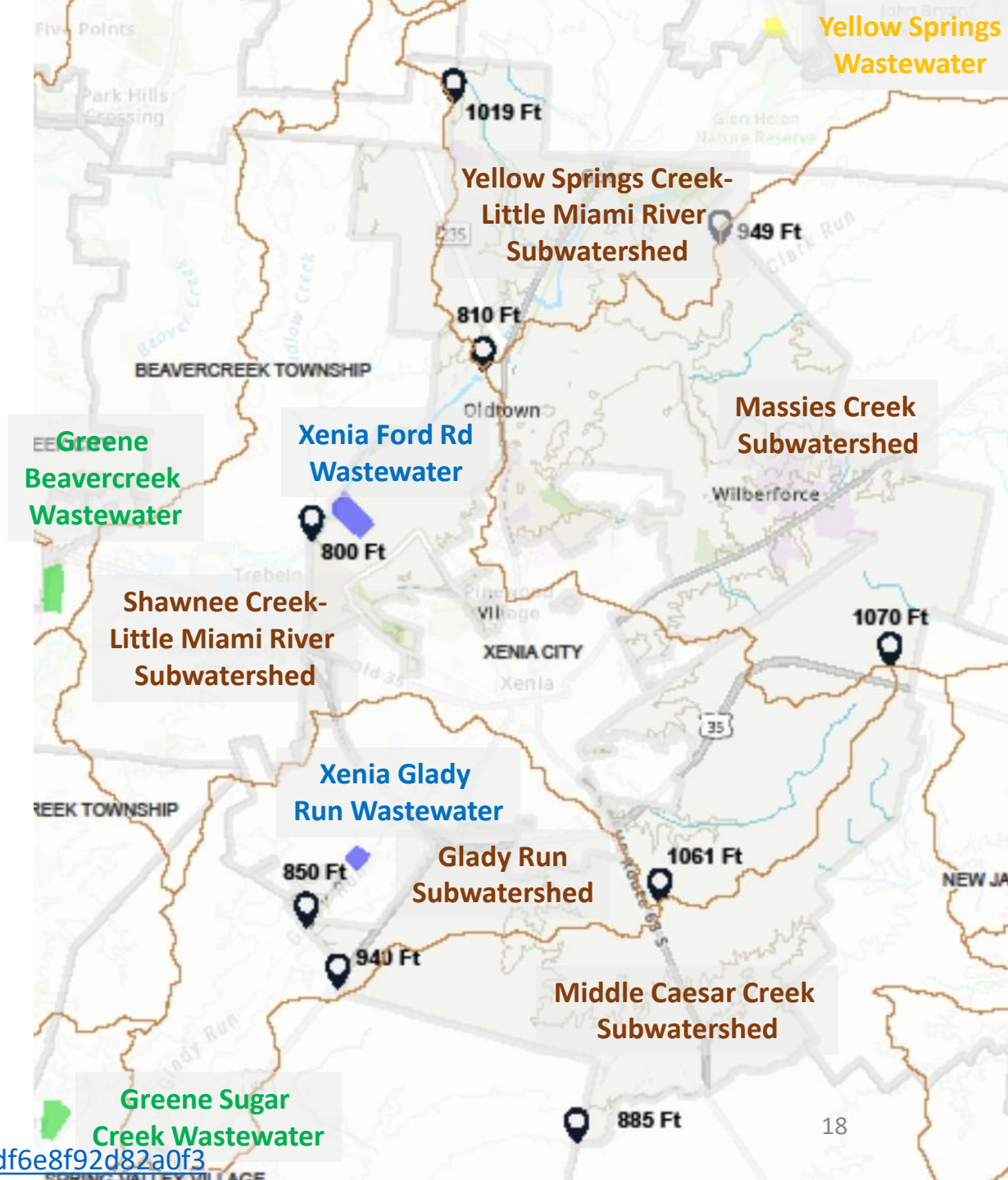
<https://ohiodnr.gov/discover-and-learn/safety-conservation/about-odnr/geologic-survey/groundwater-resources/groundwater-maps-publications>

https://dam.assets.ohio.gov/image/upload/ohiodnr.gov/documents/geology/Greene_GWR_37x27_EOGS04735.pdf



Subwatersheds in Xenia Township

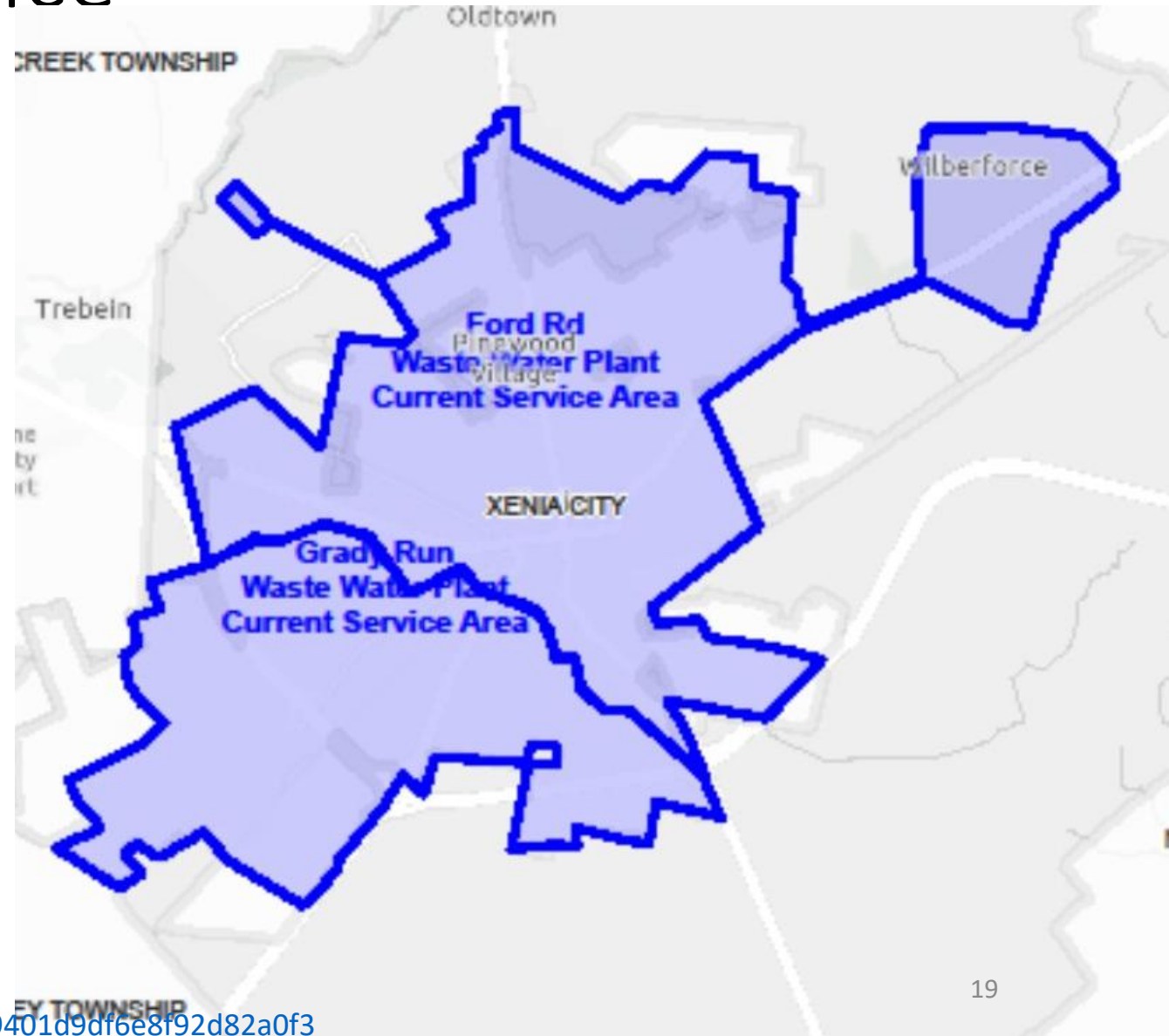
- Hydrologic Area of Both Xenia Ford Rd and Greene County Beaver Creek Plants
 - Yellow Springs Creek-Little Miami River
 - Massies Creek
 - Shawnee Creek-Little Miami River
- Hydrologic Area of Both Xenia Glady Run and Greene County Sugar Creek Plants
 - Glady Run
- Middle Caesar Creek is not in the Hydrologic Area of any current plant





Current Sewer Service

- Xenia Ford Rd Plant serves parts of Xenia Twp
 - Residential areas adjacent to Xenia City
 - Wilberforce neighborhood

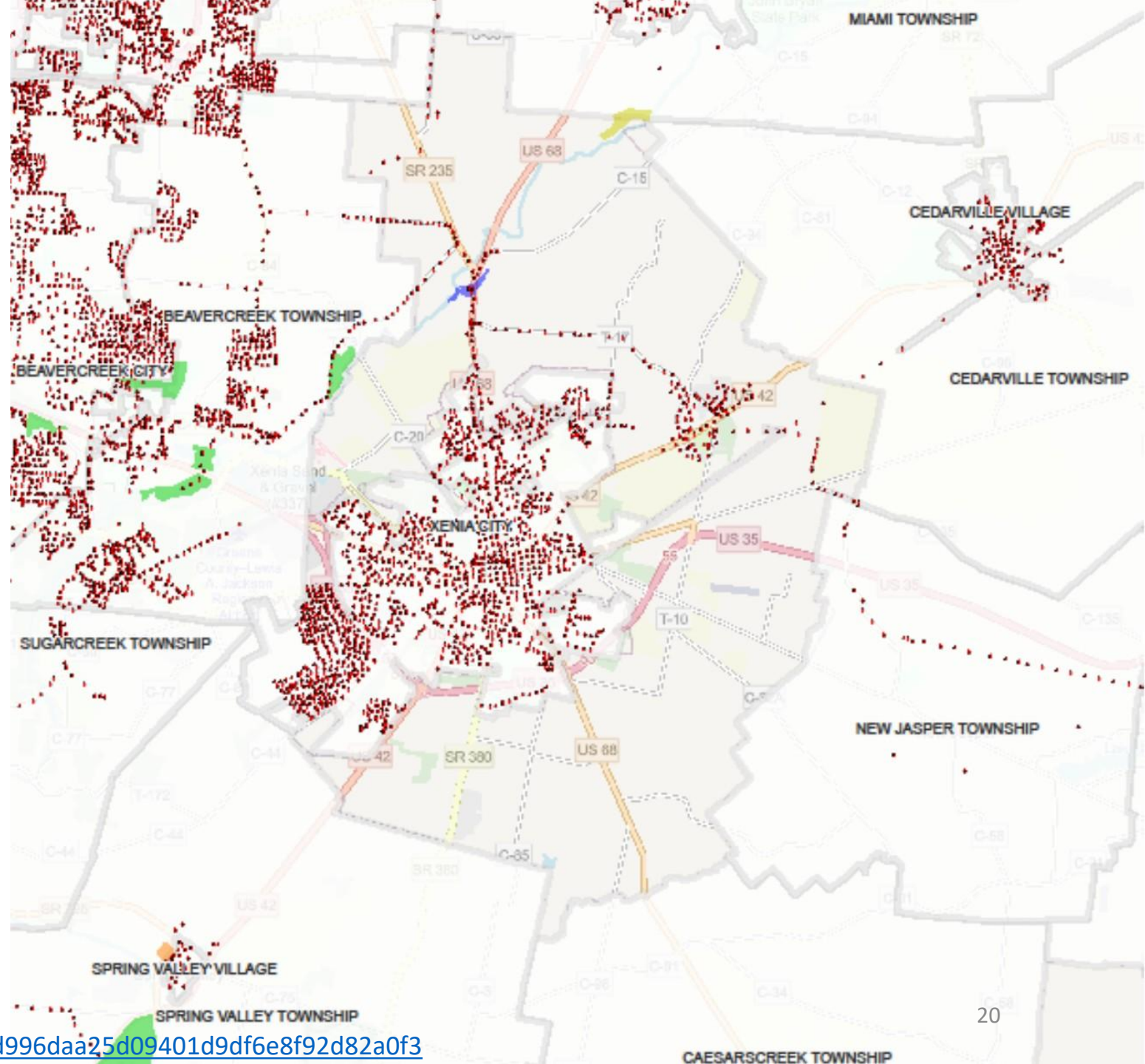




Markup the Map

- Both Water and Sewer Service
- Central Water Service ONLY
- Additional Question – Is this compatible with scenic preservation?

**Consider the Economics –
Annual Costs and Construction
Debt should be covered by users**





Housing

Low Density Housing (Rural and Estate)

High Density Housing

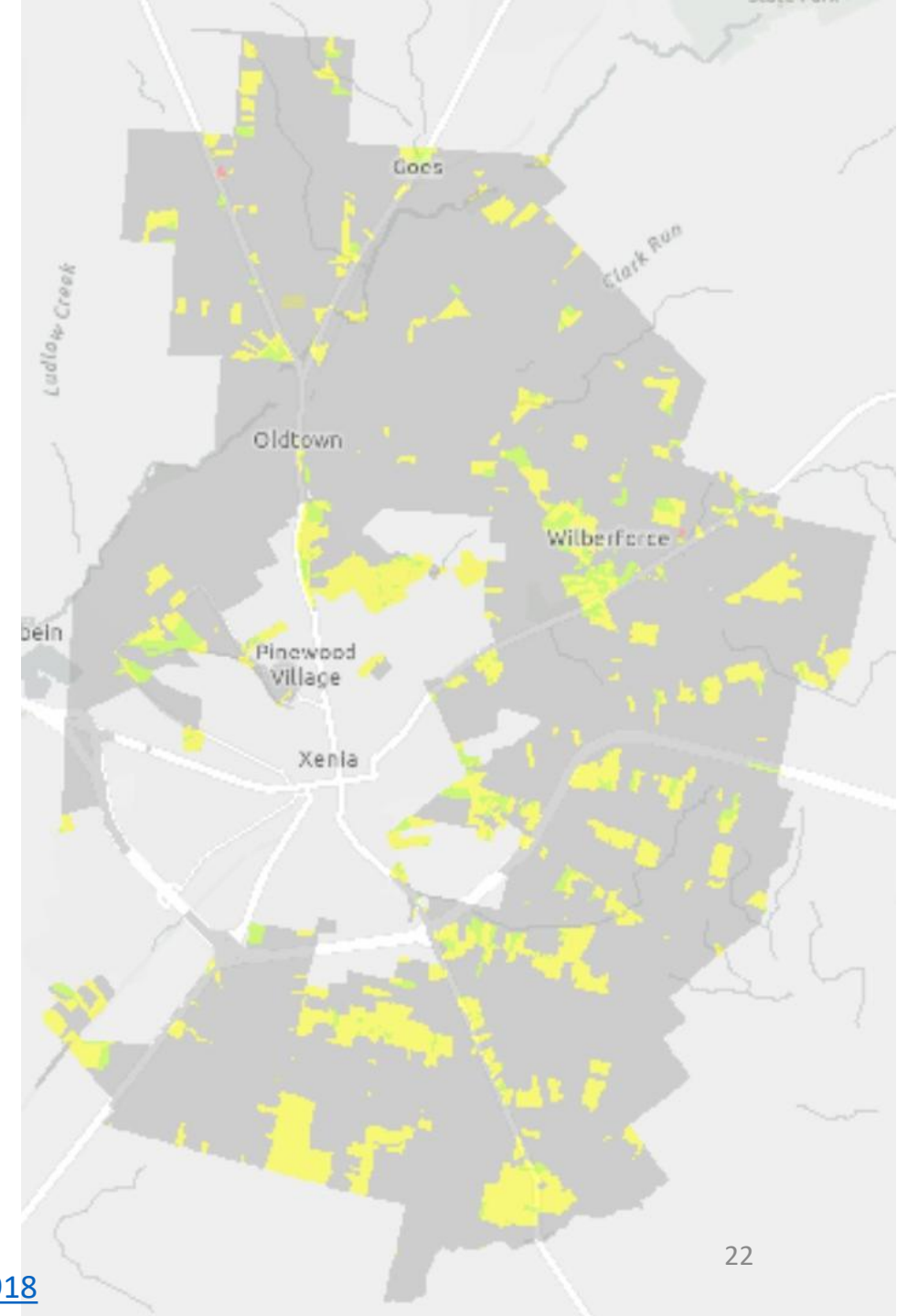


Current Residential Land Use

- Primarily Single Family
 - Some Coded Vacant and Other Residential Structures
- 6 – Two Family Dwellings
- 4 – Apartment Complexes (incl. CSU Shorter Rd Apartments)
- 1 – Mobile Home Park

6/30/2025

Parcels





Block 3 – Housing

Block 3A – Areas without Sewer Service

- Rural Residential [“Living in the Country”]
 - Does the township want to change the rules for housing on land zoned agricultural (currently most of the township)?
 - Different rules for different areas of the township?
- Estate Residential [Low Density, Rural Subdivisions]
 - Does the township want to change the rules for Estate Residential?
 - Multiple areas with different densities of Estate Residential?
 - Where should the township plan for Estate Residential development?

**Consider whether or how “Missing Middle” Housing applies:
Accessory Dwelling Units (e.g., “Granny Flats” / Carriage Houses), Duplexes**



Single Family Detached Residential in Agricultural Areas

- Currently an allowed (Principle Permitted) use in Agricultural District with certain minimum conditions
 - Min Lot Size – 5 Acres; Min Road Frontage – 300 Ft
 - Min House Size – 1800 sq ft
- Agricultural land owner can do a “Lot Split” to create a new parcel
 - If it meets the required conditions, it is approved. No zoning approval required.

Are changes needed? If so, what?



Current Residential Use – Lots >5 Acres*

*Actual Range >4.95 Acres

- Distributed throughout the Township – Largely on land zoned Agricultural
- Current Agricultural District Requirements for Single Family Dwelling
 - Min Lot Size – 5 Acres; Min Road Frontage – 300 Ft
 - Min House Size – 1800 sq ft

7/6/2025

Parcels

TWO FAMILY DWELLING

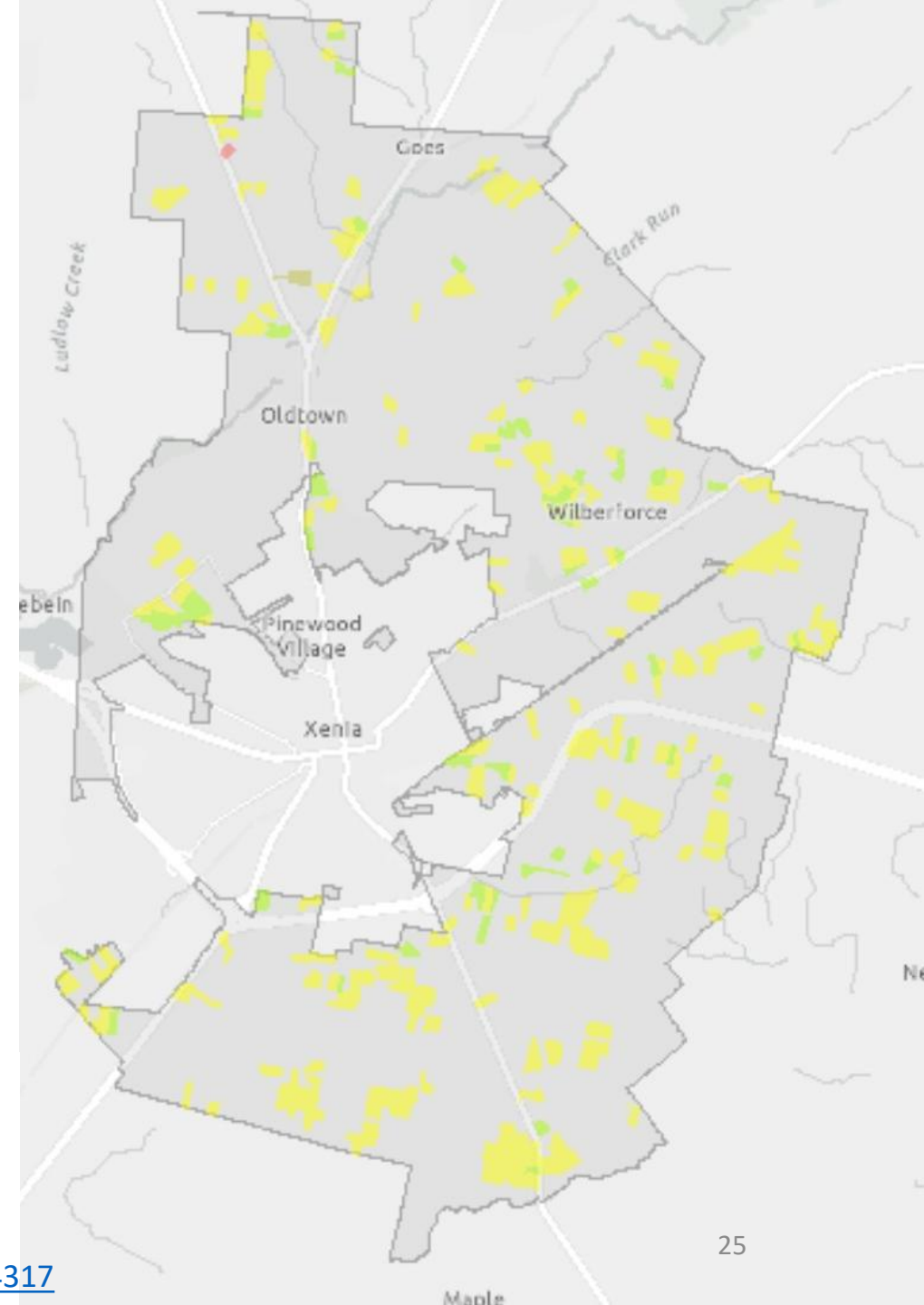
APARTMENTS

SINGLE FAMILY

RESIDENTIAL VACANT LAND

OTHER STRUCTURES

XENIA TOWNSHIP





Low Density Single Family Detached Residential (current Estate District)

- Single Family Detached Residential on lots less than 5 acres require zoning approval (not allowed in Agricultural District)
 - Min Lot Size – 3 Acres; Min Road Frontage – 150 Ft
 - Min House Size – 1800 sq ft
- Essentially all current Estate District land is developed

Are changes needed? If so, what?



Current Residential Use – Lots 1-5 Acres*

*Actual Range 1-4.99 Acres

- Distributed throughout the Township
- Current Requirements for Rural Suburban Residential Estate District
 - Min Lot Size – 3 Acres; Min Road Frontage – 150 Ft
 - Min House Size – 1800 sq ft

7/6/2025

Parcels

TWO FAMILY DWELLING

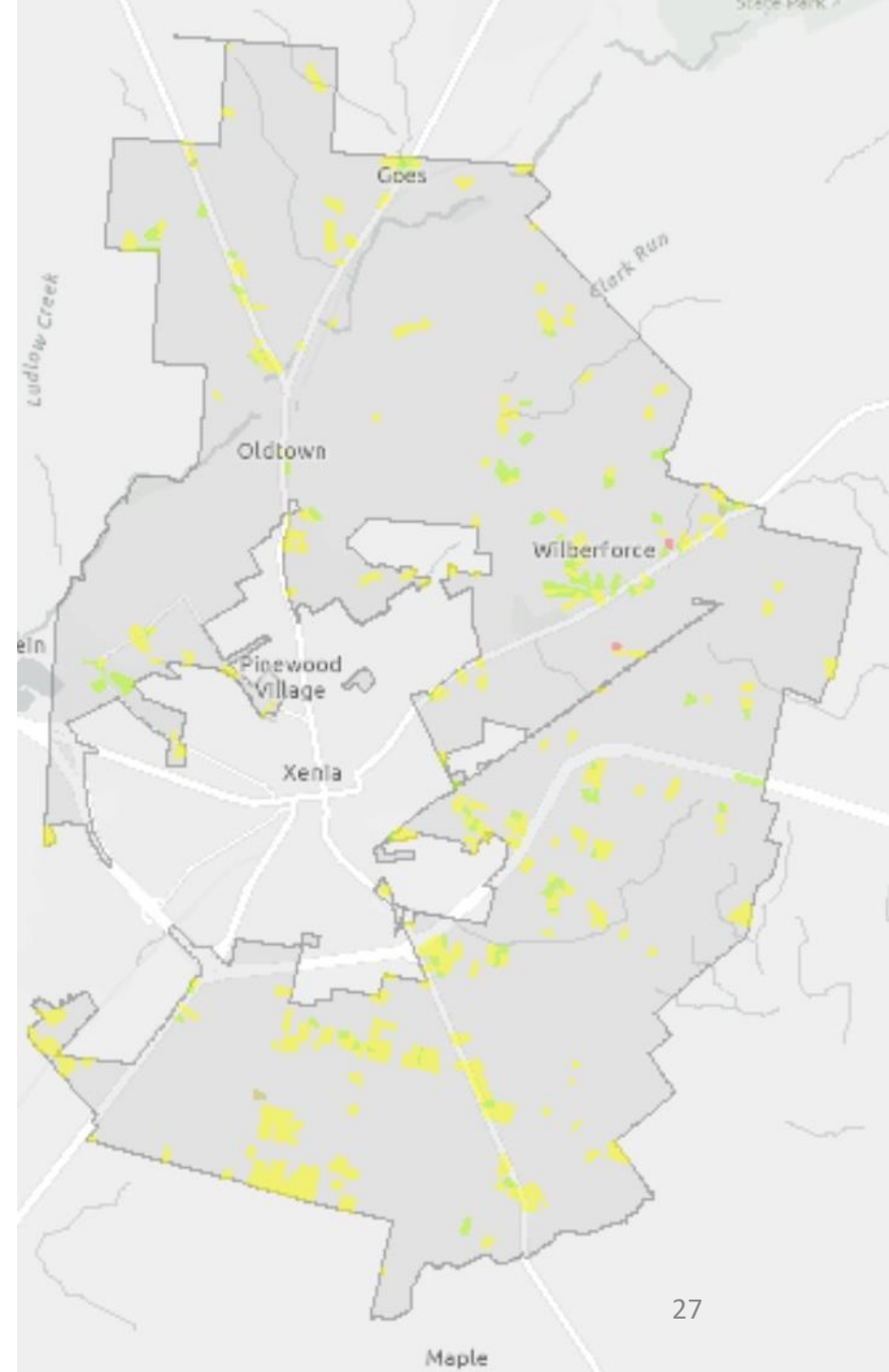
APARTMENTS

SINGLE FAMILY

RESIDENTIAL VACANT LAND

OTHER STRUCTURES

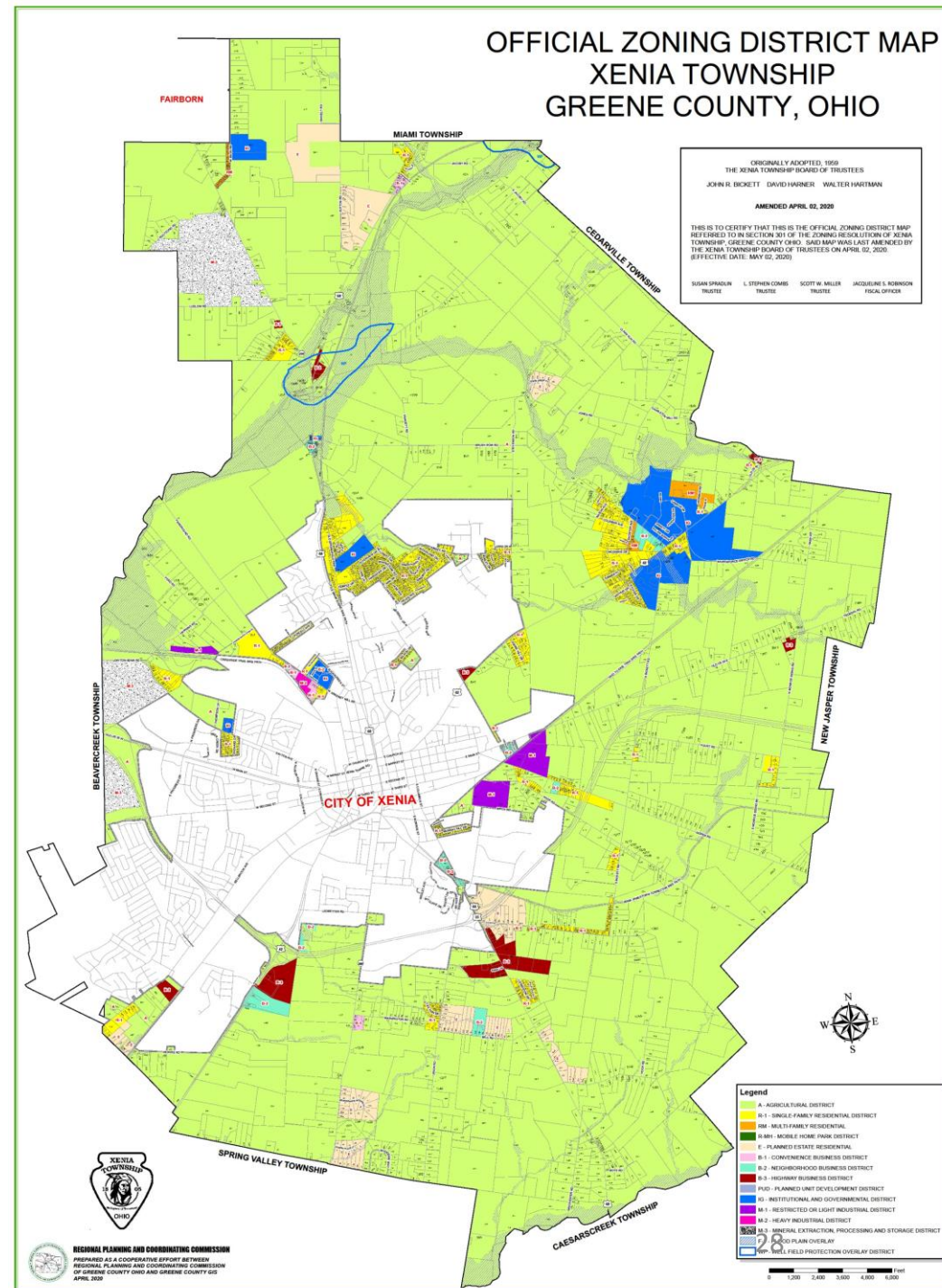
XENIA TOWNSHIP





Markup the Map

- If there are multiple Agricultural zones, where are they?
- Estate Residential
 - Possibly different types of Estate Residential zones?





Summary Tables – Low Density Housing

	Current Number of Units	Current Acreage	Current Percentage of the Township	Planned Number of Units	Planned Acreage	Planned Percentage of the Township
Rural Residential (Single Lots)						
Estate Residential Subdivisions						

Add Rows If Additional Low Density Housing Categories are Identified



Block 3 – Housing

Block 3B – Areas with Water and Sewer Service

- High Density, Single-Family Detached Residential [“Suburban Living”]
 - Does the township want to change the rules for high density, single-family detached residential (R-1)?
 - Different rules for different areas of the township?
 - Where should the township plan for this type of housing?
- Multi-Family Residential
 - Does the township want different rules for different types of multi-family residential? [Currently there is only one type district for all types of multi-family housing.]
 - What should the rules be for multi-family housing in the township?
 - Where should the township plan for this type(s) of housing?



Current Residential Use – Lots < 1 Acres*

*Actual Range <1 Acres

- Enon Rd / 235 (~30 Lots)
- Hilltop / 235 / 68 N (~30)
- Amlin Heights+ [Kinsey Rd-Detroit to Stevenson] (300+)
- Purcell Dr (~40)
- Richard / Robert (~30)
- Dayton-Xenia / Hawkins (~15)
- Hook Rd / S Bickett (~50)
- Timothy / Lee Ann / Wash (~20)
- Orchard Heights / S 68 (~35)
- Goes Station (~20)
- Old Town (~10)
- Lewis Creek Ct (~7)
- Wilberforce (100+)
- Rising Hill (~25)
- Wilson Dr (~25)
- Murray Hill (~50)
- Jasper / Hoop (~25)

7/6/2025

Parcels

TWO FAMILY DWELLING

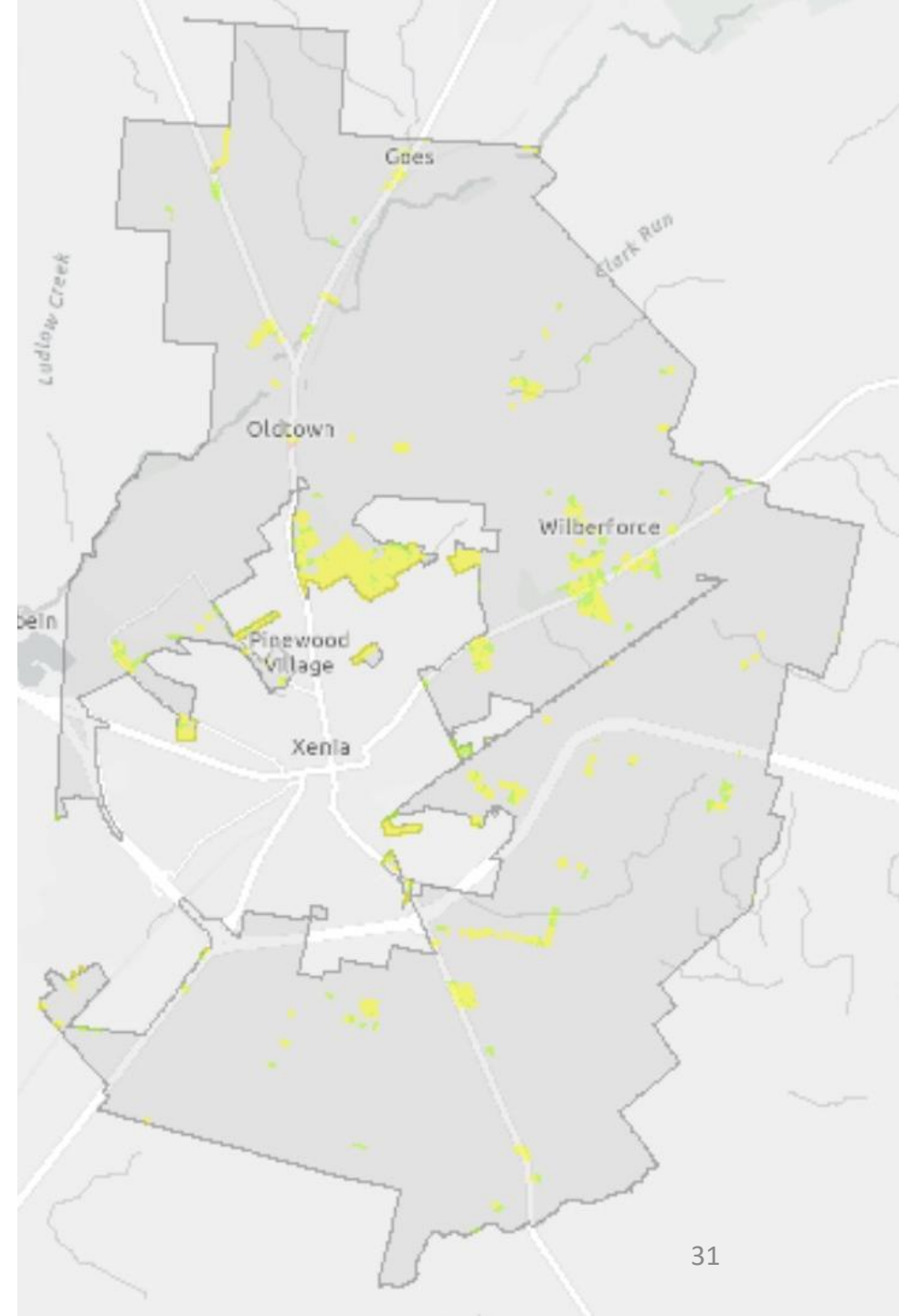
APARTMENTS

SINGLE FAMILY

RESIDENTIAL VACANT LAND

OTHER STRUCTURES

XENIA TOWNSHIP

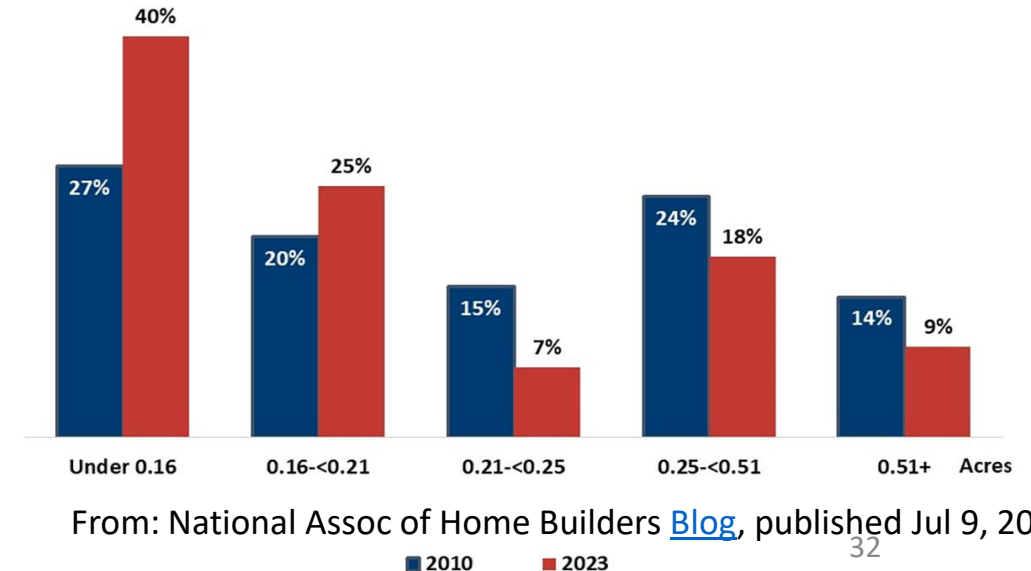




High Density Single Family Detached Residential

- High Density Single Family Detached is a separate zoning district (R-1)
 - Min Lot Size – 0.5 Acres; Min Road Frontage – 150 Ft
 - Min House Size – 1800 sq ft
- Essentially all current R-1 district land is developed

**Lot Size Distribution:
New Single-Family Detached Homes Sold**

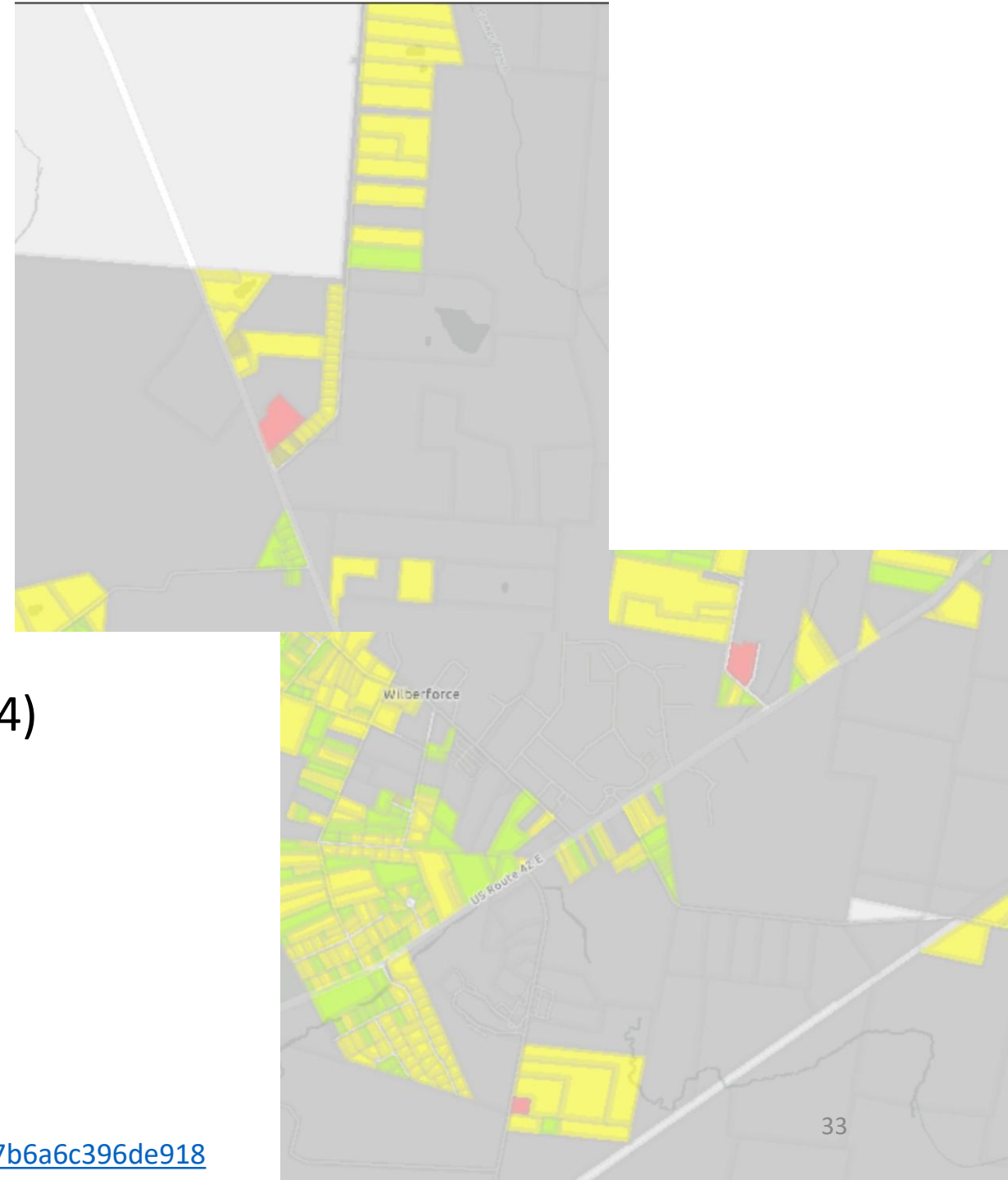




Current Residential Land Use – Apartments

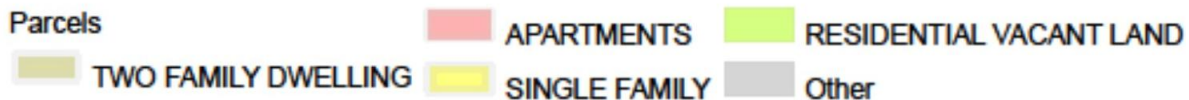
Xenia Twp has Three Apartment Complexes

- OH-235, North of Enon Rd (~10 Units)
- Bickett Rd, South of Wilberforce University (~10 Units)
- Central State Apartments on Shorter Ave (~24) [Not on the Map]
- Hickman Rd Near Central State [Greene Meadows Apartments] (>40 Units)



7/8/2025

Parcels





High Density Multi Family Residential – Apartments and “Missing Middle” Housing

Multi-Unit Apartment / Condo

- Typical smallest building ~10 units (2-3 floors, 2-4 units per floor)
- Xenia Twp currently has a height limit (3 stories) but not a footprint limit)

“[Missing Middle](#)” refers to housing options between Single Family Detached and a Multi-Unit Apartment / Condo

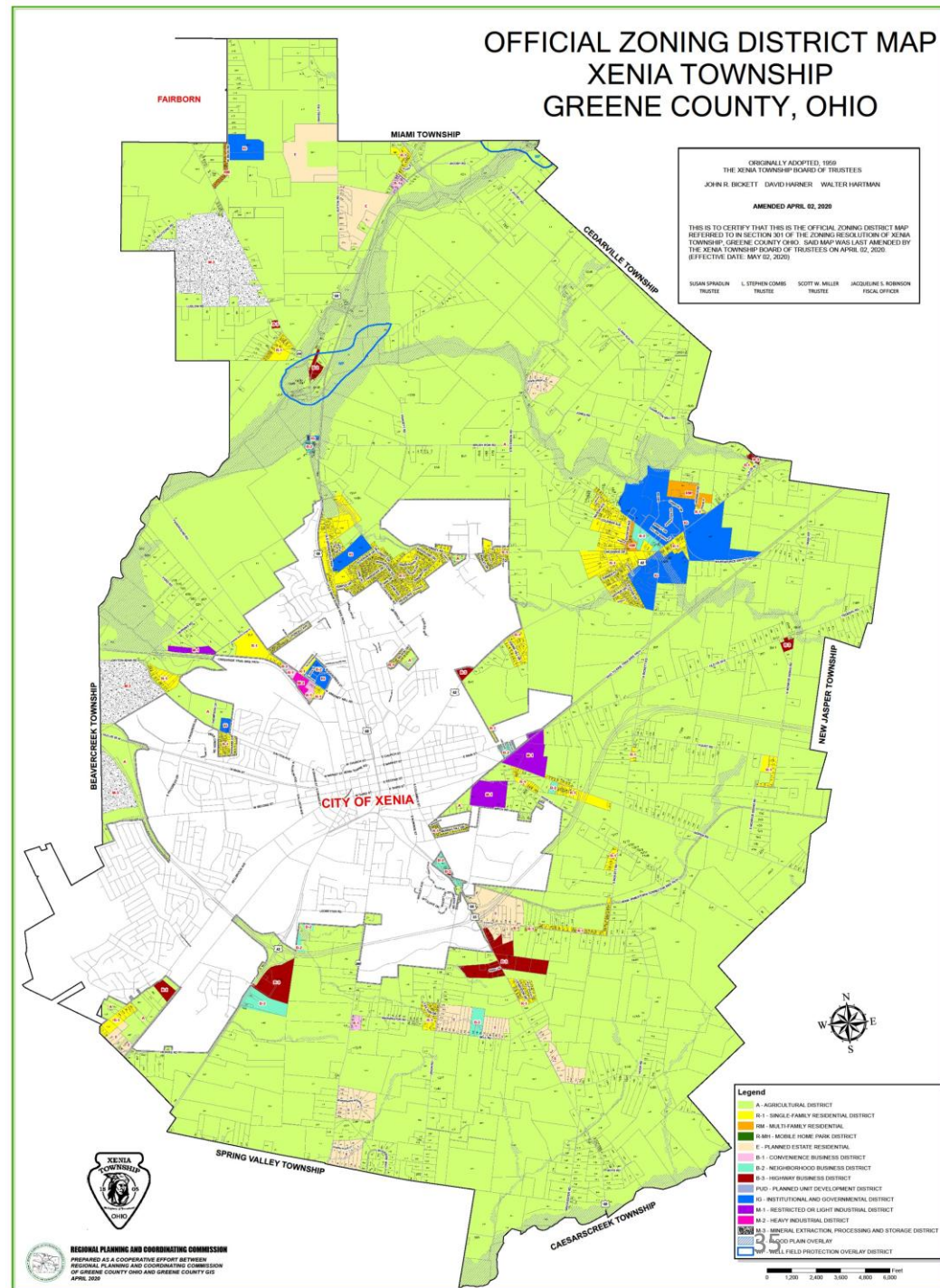
- Duplexes / Triplexes
- Townhouses
- Patio homes
- Cottage courts

- Xenia Twp has one zoning district (R-M) for every multi-family residential use
- Essentially all current R-M district land is developed



Markup the Map

- Planned locations for various types of higher density housing





Summary Tables – High Density Housing

	Current Number of Units	Current Acreage	Current Percentage of the Township	Planned Number of Units	Planned Acreage	Planned Percentage of the Township
Single-Family Detached						
Duplex						
Apartments						

Add Rows If Additional High Density Housing Categories are Identified