



# Existing Land Use

Compiled by: Jeff Zweber, 22 Jul 25

Submit Questions or Comments to:



# Existing Land Use Topics

- Intro – Land Use for Taxation vs Zoning
- Recreation and Open Spaces
  - Parks and Trails
  - Clubs and Churches
- Agriculture
  - CAUV vs Non-CAUV
- Housing
  - Low Density Residential
  - Medium Density Residential
  - High Density Residential
- Tax Exempt
  - Government Services
  - Institutional Campuses
- Commercial & Industrial
  - Low Density Commercial, Office, and Industrial
  - High Density Commercial, Office, and Industrial
  - Outdoor Commercial and Industrial
- Other Character Zones
  - Scenic Preservation
  - Mixed Use Communities

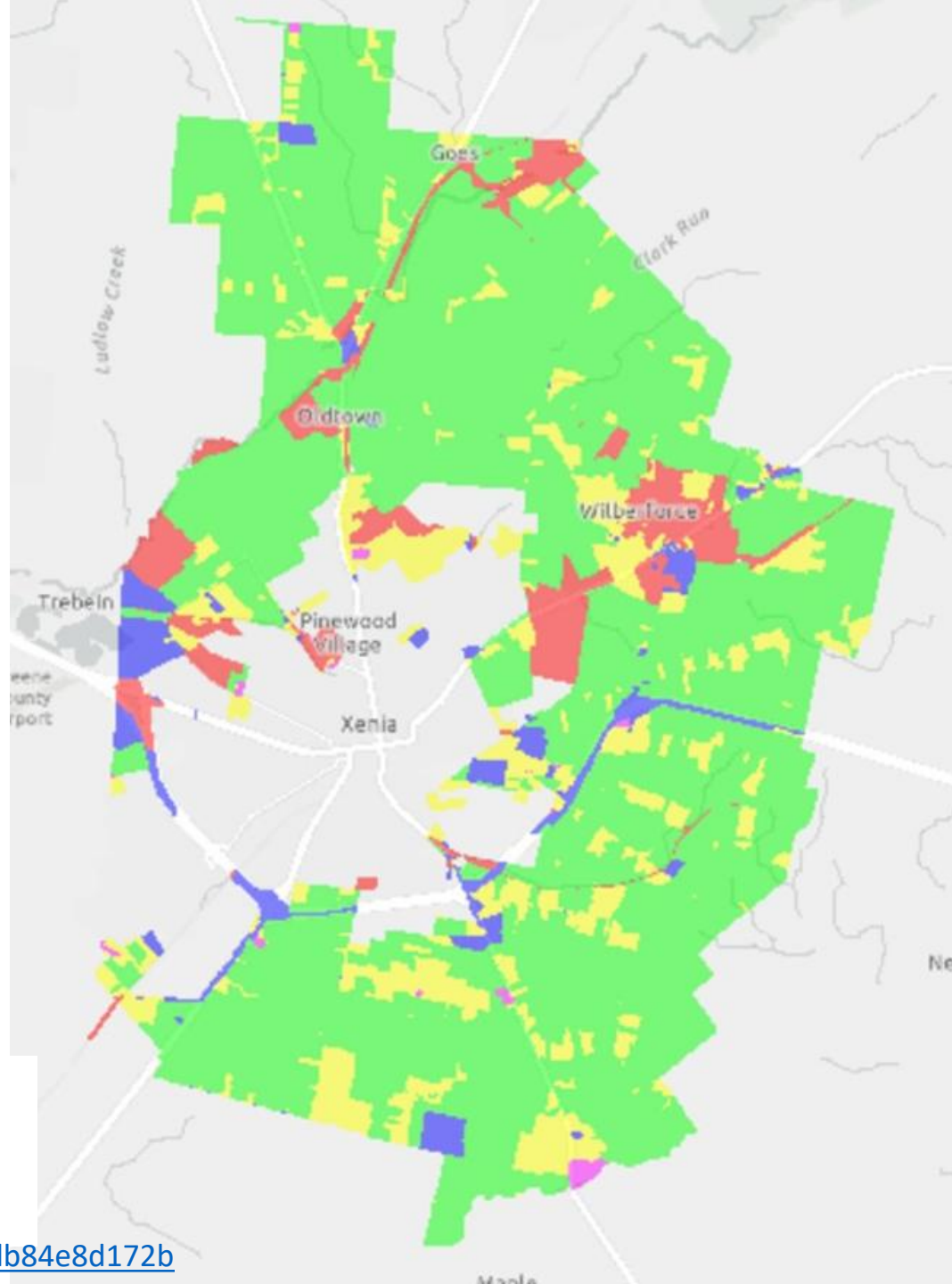
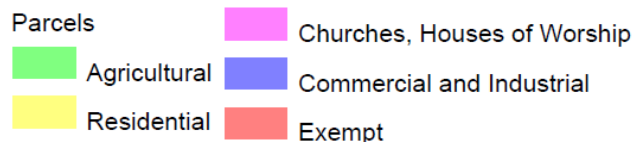


# Current Tax Land Uses

- By Major Categories of the [Auditors Land Use Codes](#) in the Greene GIS [Parcels Dataset](#)
  - Used for Property Tax Rates
- Zoning Map (Next Page) Defines Zoning District Boundaries from the Township Zoning Resolution
  - Used to define Permitted and Conditional Uses
  - Some current uses are “Grandfathered In”

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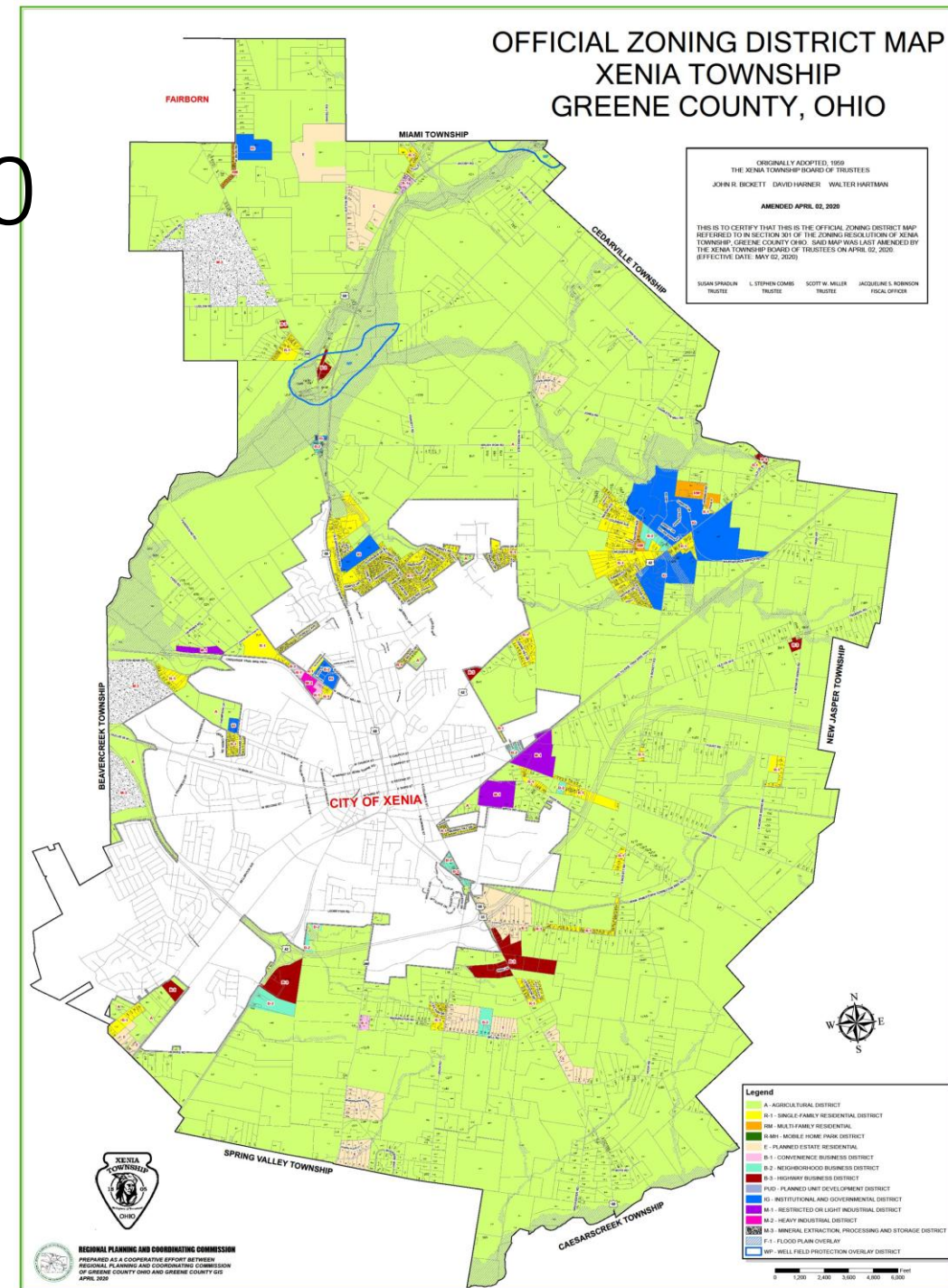
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# Zoning Map – Apr 2, 2020

Legend	
	A - AGRICULTURAL DISTRICT
	R-1 - SINGLE-FAMILY RESIDENTIAL DISTRICT
	RM - MULTI-FAMILY RESIDENTIAL
	R-MH - MOBILE HOME PARK DISTRICT
	E - PLANNED ESTATE RESIDENTIAL
	B-1 - CONVENIENCE BUSINESS DISTRICT
	B-2 - NEIGHBORHOOD BUSINESS DISTRICT
	B-3 - HIGHWAY BUSINESS DISTRICT
	PUD - PLANNED UNIT DEVELOPMENT DISTRICT
	IG - INSTITUTIONAL AND GOVERNMENTAL DISTRICT
	M-1 - RESTRICTED OR LIGHT INDUSTRIAL DISTRICT
	M-2 - HEAVY INDUSTRIAL DISTRICT
	M-3 - MINERAL EXTRACTION, PROCESSING AND STORAGE DISTRICT
	F-1 - FLOOD PLAIN OVERLAY
	WP - WELL FIELD PROTECTION OVERLAY DISTRICT





# Recreation and Open Spaces





# Natural and Open Space

- These locations are areas of undeveloped natural land that may include woodland, wetlands, lakes and natural features. These areas also include developed outdoor recreational areas such as parks and trails. They may serve recreational or conservation purposes and should be protected from extensive development. These areas have limited connectivity with sparse travel networks.
- Example areas: John Bryan State Park, Great Council State Park, Sugarcreek MetroPark, Jacoby Landing, Sara Arnovitz, Pierce Park
- Primary Land Uses: Recreational and Open Space
- Secondary Land Uses: Not applicable

DEVELOPMENT PATTERN ILLUSTRATION





# 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


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 National Monument

 Ohio DNR

 Greene County Parks

 Churches, Places of Worship

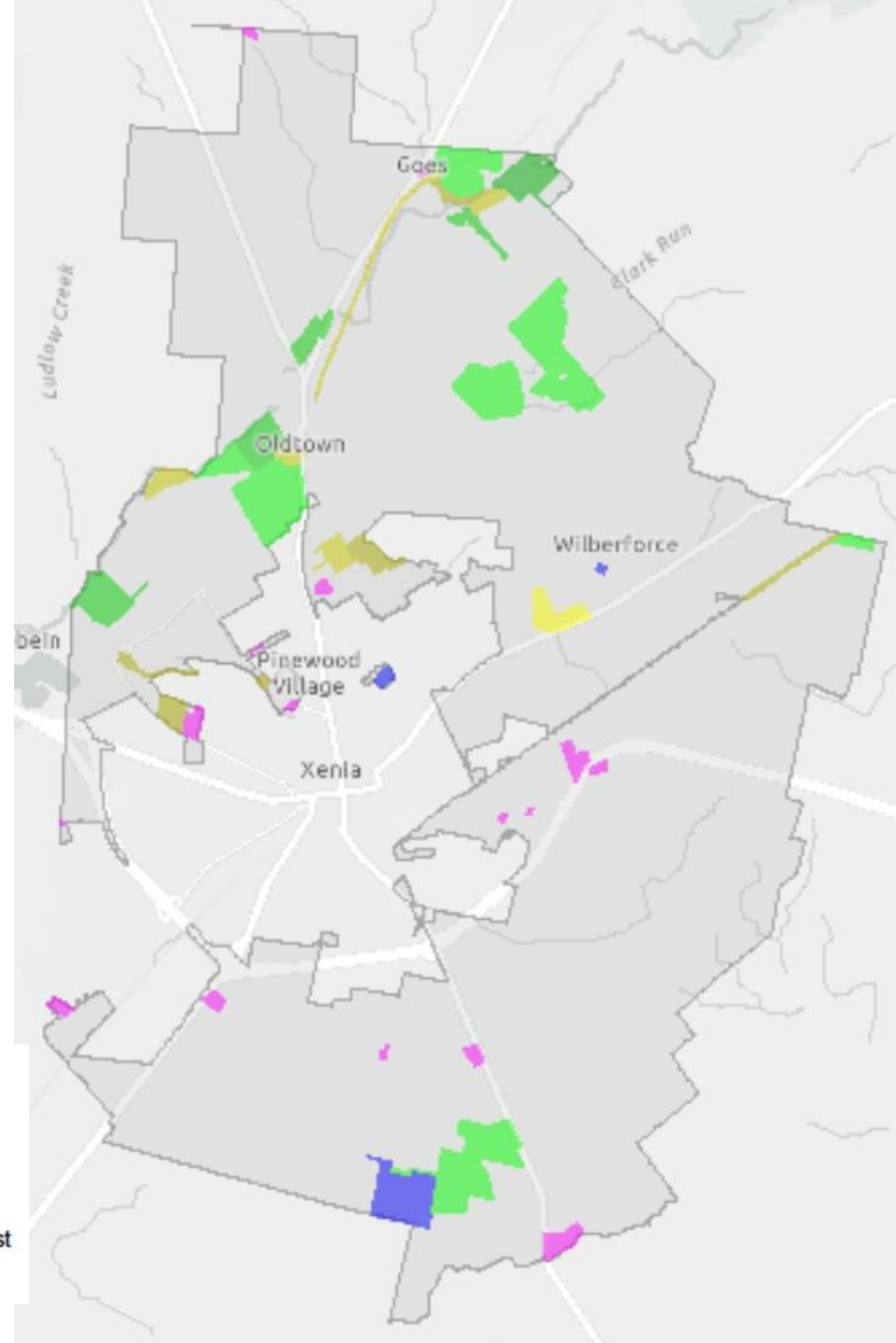
 Clubs and Associations

 Little Miami Conservancy

 Glen Helen Association

 Other Tecumseh Land Trust

 XENIA TOWNSHIP





Agriculture

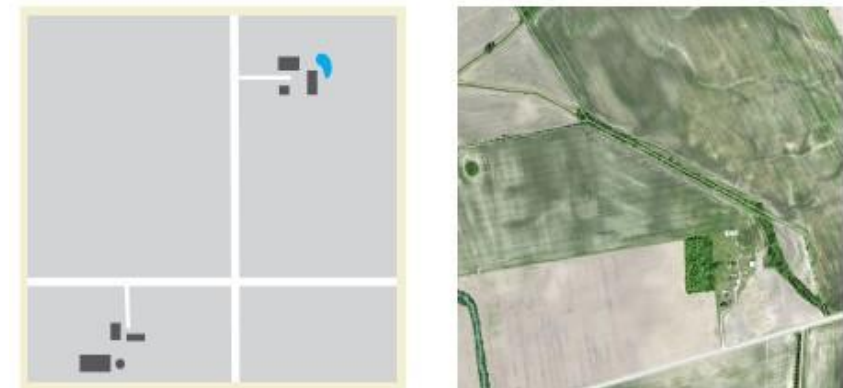




# Agriculture Character Zone

- These locations may be large and continuous or small and fragmented areas of farmland that are primarily agricultural in use. They may include single family residential and agriculture-related buildings that are most often used for crop production and livestock management. These buildings are typically set far back from the roadway. These areas have limited connectivity with sparse travel networks. These areas may not be served by water and sewer utilities.
- Example areas: Eastern Greene County, Little Miami Floodplain
- Primary Land Uses: Agricultural and Agriculture-related Residential
- Secondary Land Uses: Community and Agriculture-related Commercial

DEVELOPMENT PATTERN ILLUSTRATION






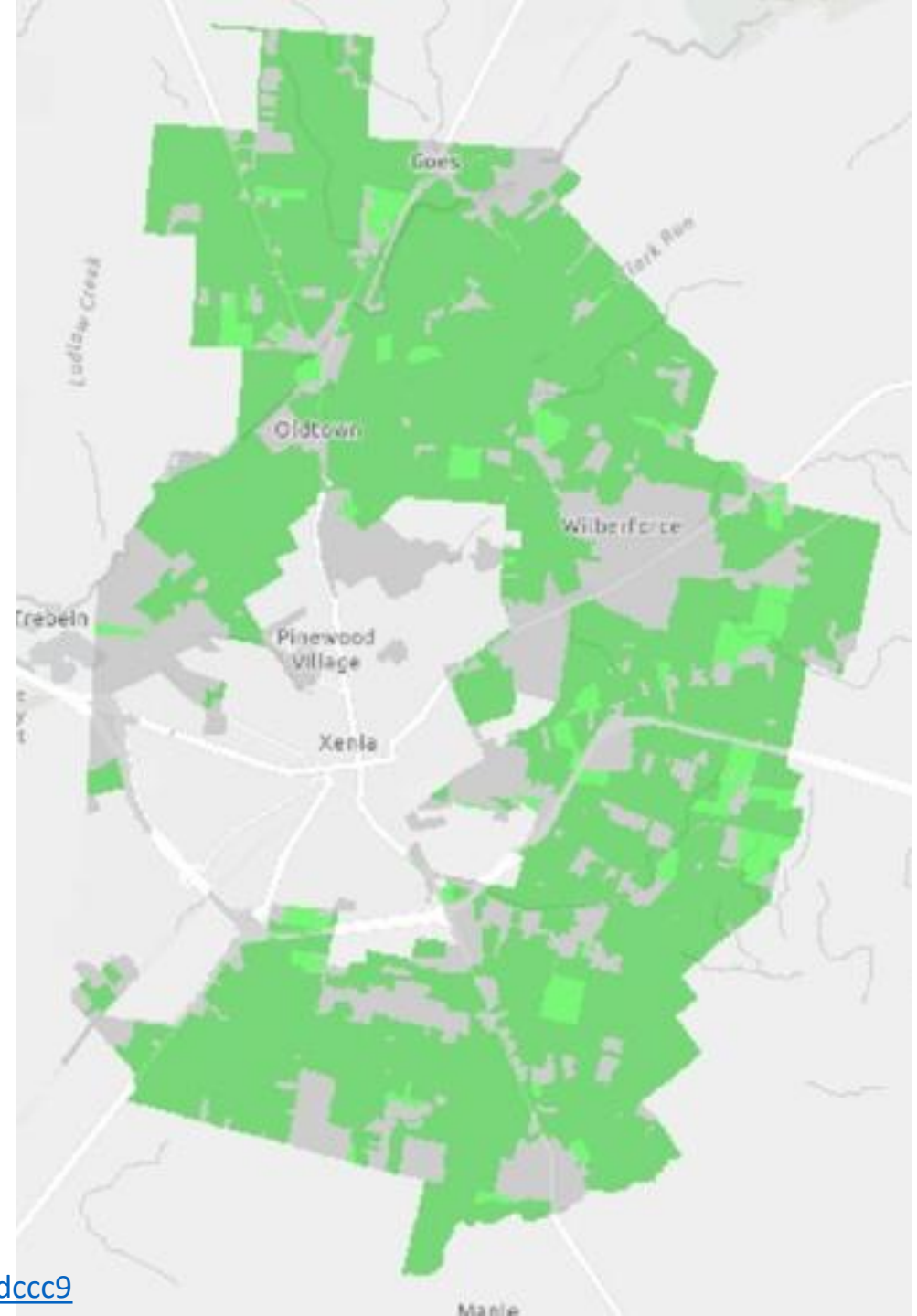


# Current Ag Land Use

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-  Non-CAUV Agricultural Use
-  Qualified for CAUV
-  Other





# Housing

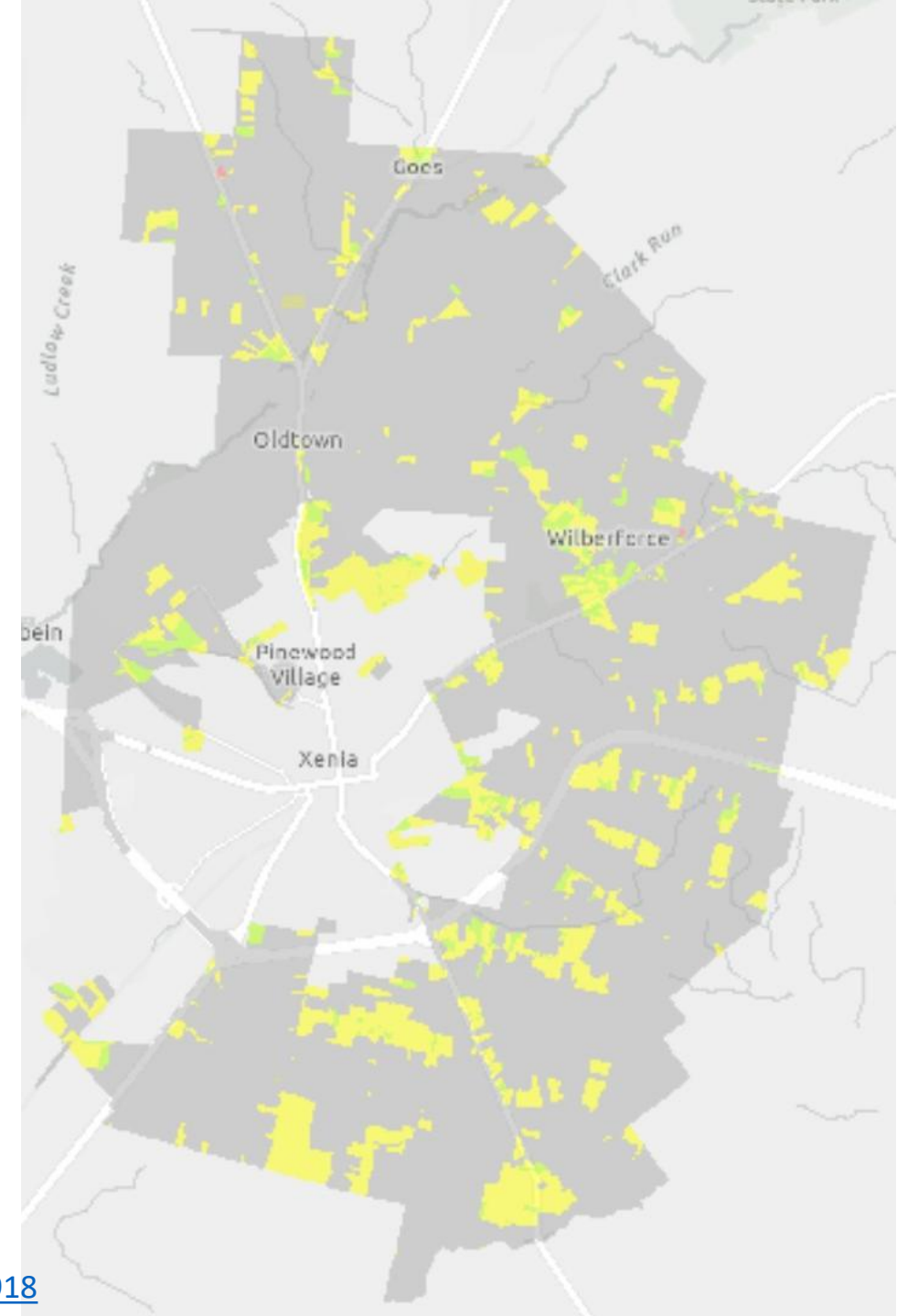


# Current Residential Land Use

- 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

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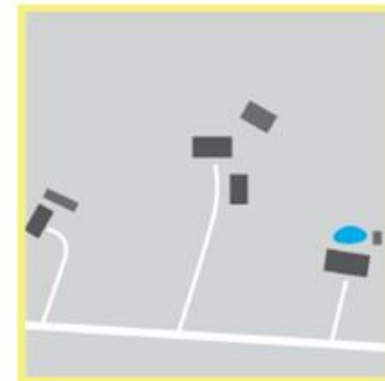




# Low Density Residential

- These areas have very low density (less than one dwelling unit per acre), single unit housing on large lots, typically three to ten acres in size, surrounded by agricultural uses or natural and open spaces. Buildings are typically set far back from roadway. These areas have limited connectivity with sparse travel networks. These areas may not be served by water and sewer utilities.
- Example areas: Rural Xenia Township
- Primary Land Uses: Residential, Recreation, and Open Space
- Secondary Land Uses: Agricultural and Community

DEVELOPMENT PATTERN ILLUSTRATION







# Current Residential Use – Lots >5 Acres\*

\*Actual Range >4.95 Acres

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

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TWO FAMILY DWELLING

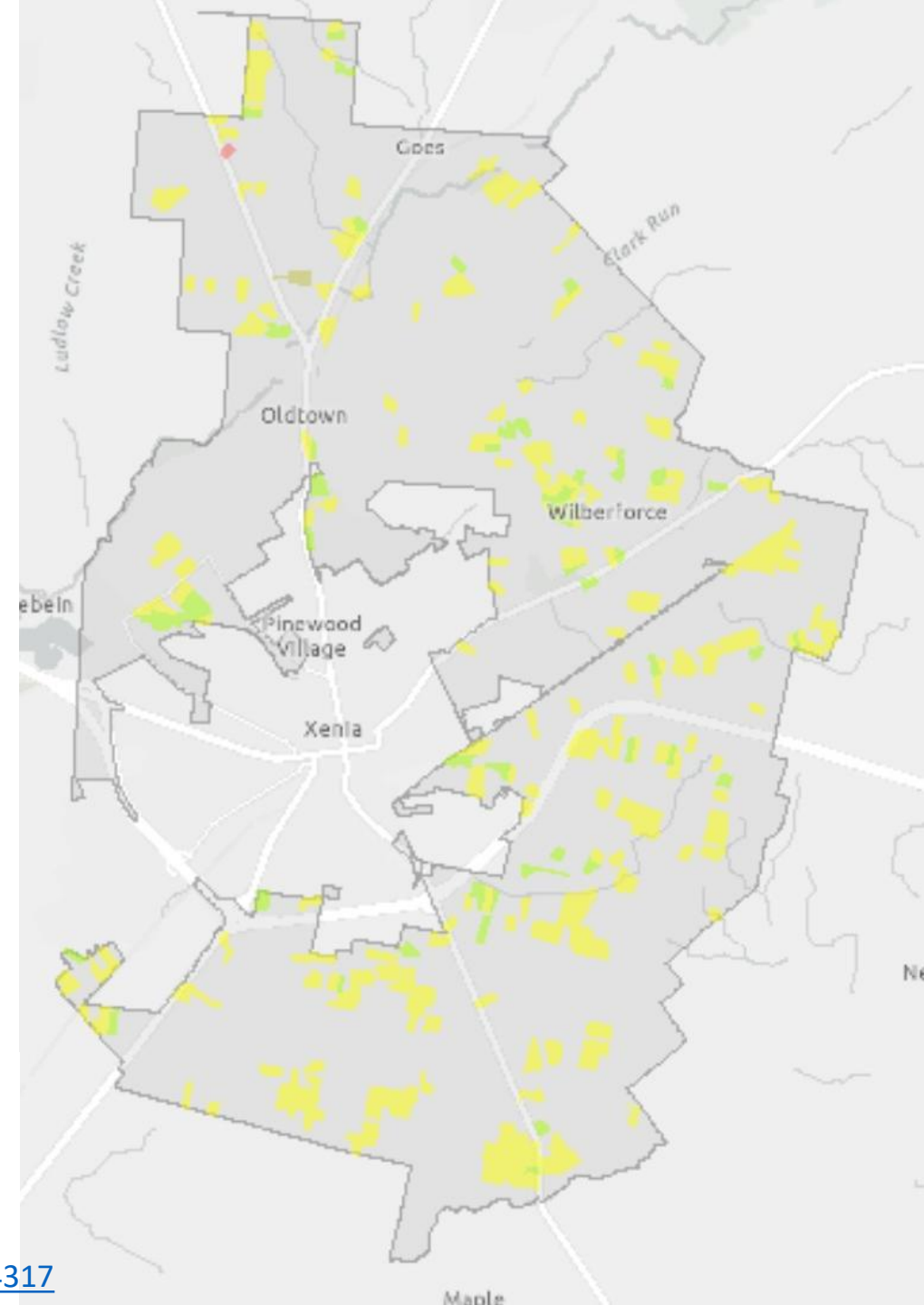
APARTMENTS

SINGLE FAMILY

RESIDENTIAL VACANT LAND

OTHER STRUCTURES

XENIA TOWNSHIP





# 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

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TWO FAMILY DWELLING

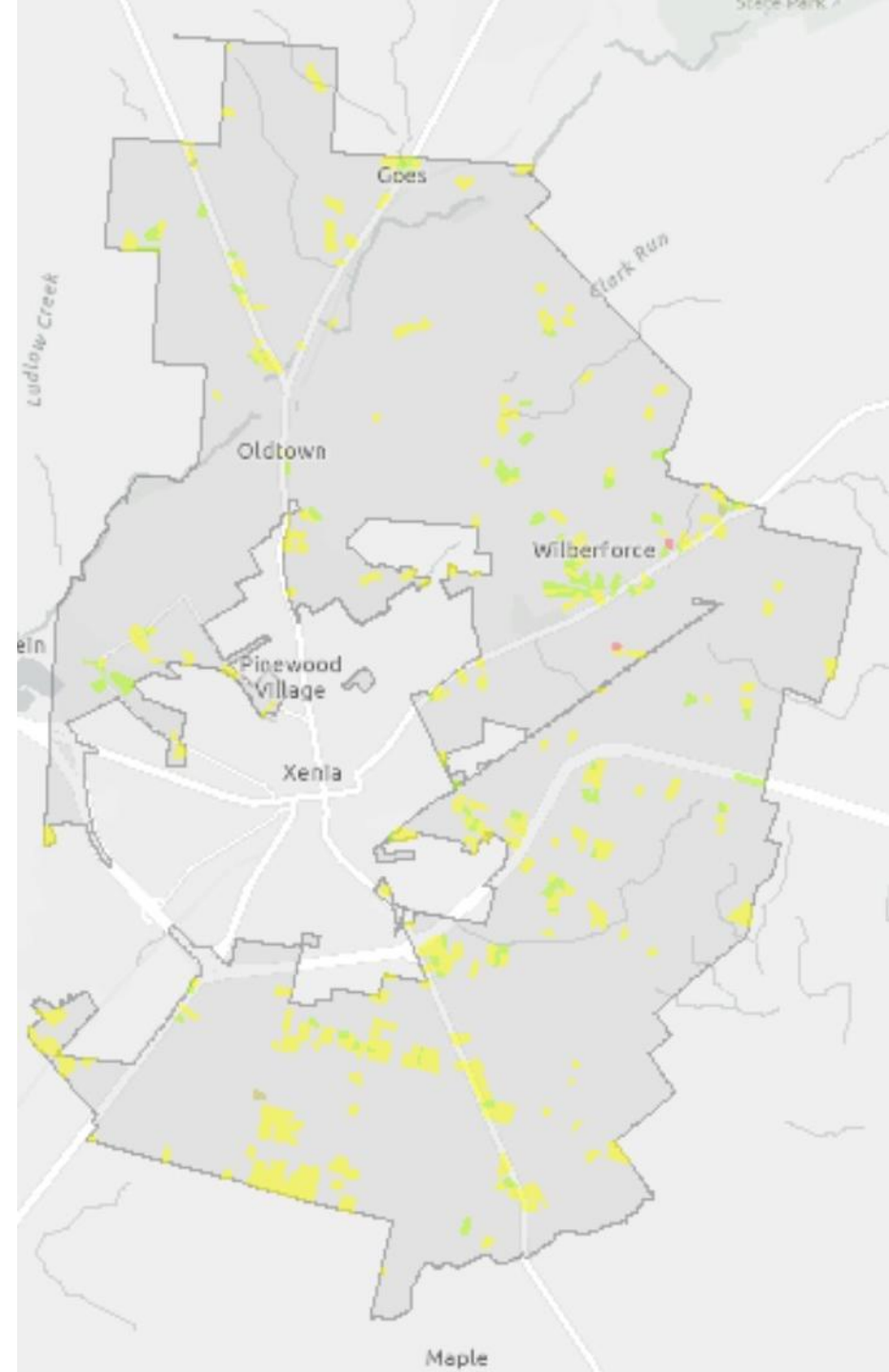
APARTMENTS

SINGLE FAMILY

RESIDENTIAL VACANT LAND

OTHER STRUCTURES

XENIA TOWNSHIP





# Medium Density Residential

- These moderate density areas (one to six dwelling units per acre) consist of residential uses with single dwelling unit homes, duplexes, and small apartment buildings situated along curvilinear roads and cul-de-sacs. These areas may include sidewalks, but overall connectivity within the neighborhood and to adjacent locations is limited. The size and density of buildings may vary by neighborhood, but will be consistent in appearance. These areas may include small neighborhood parks & open spaces, schools, community & fraternal centers, places of worship, neighborhood businesses.
- Example areas: Amlin Heights, Wilson Dr, Murray Hill, Wilberforce
- Primary Land Uses: Residential, Recreation, and Open Space
- Secondary Land Uses: Community and Neighborhood Commercial

DEVELOPMENT PATTERN ILLUSTRATION





# 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)

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TWO FAMILY DWELLING

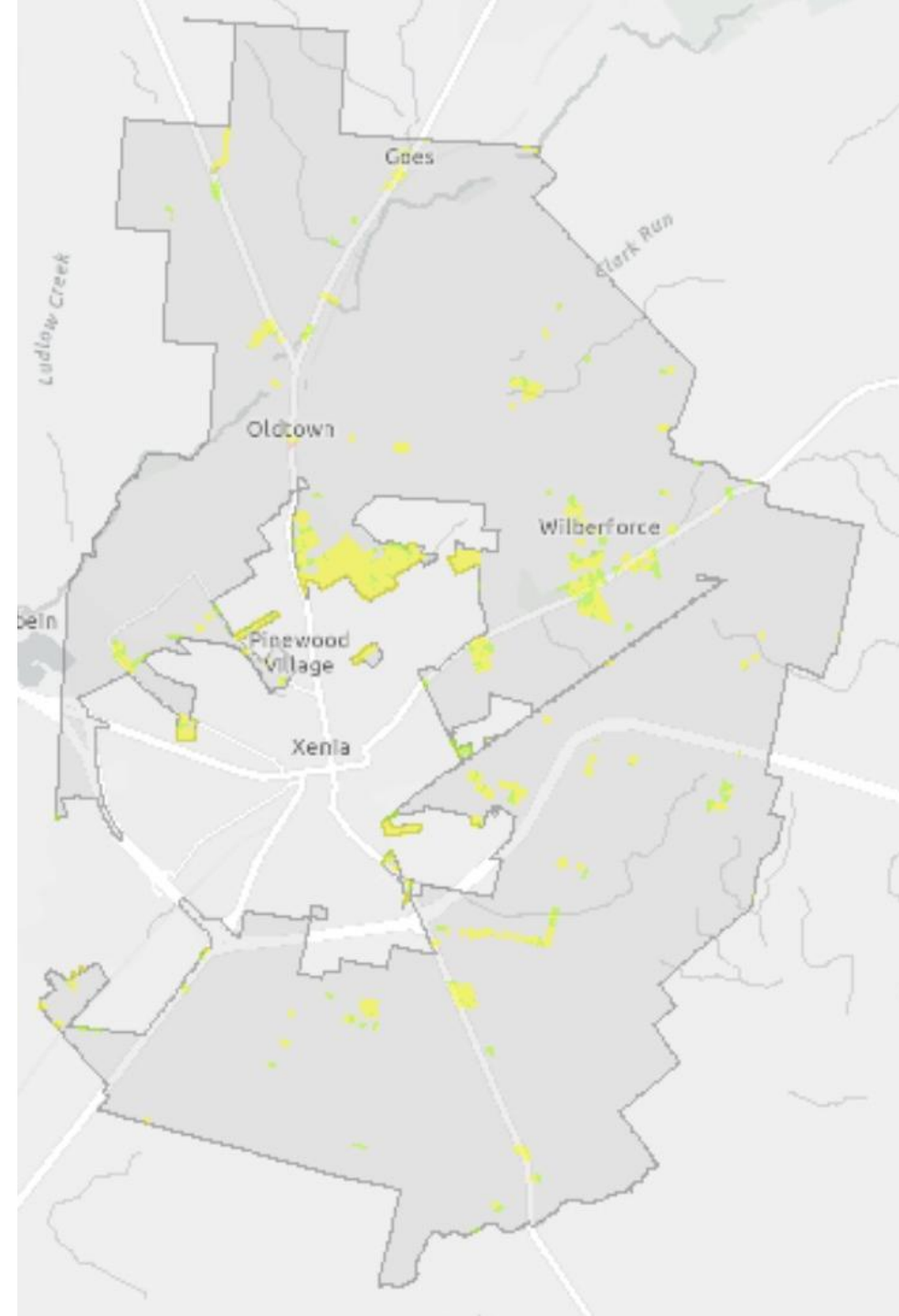
APARTMENTS

SINGLE FAMILY

RESIDENTIAL VACANT LAND

OTHER STRUCTURES

XENIA TOWNSHIP







# High Density Residential

- These high density areas (greater than six dwelling units per acre) consist of residential uses with single-unit homes, townhomes, and multi-unit buildings situated along a road network of smaller blocks. These areas feature a mix of housing types typically on smaller lots. These areas include well-connected sidewalk and road networks and may have links to surrounding development. These areas may include small neighborhood parks & open spaces, schools, community & fraternal centers, places of worship, neighborhood businesses.
- Example areas: Neighborhoods in Fairborn, Xenia, Yellow Springs
- Primary Land Uses: Residential, Recreation, and Open Space
- Secondary Land Uses: Community and Neighborhood Commercial

DEVELOPMENT PATTERN ILLUSTRATION



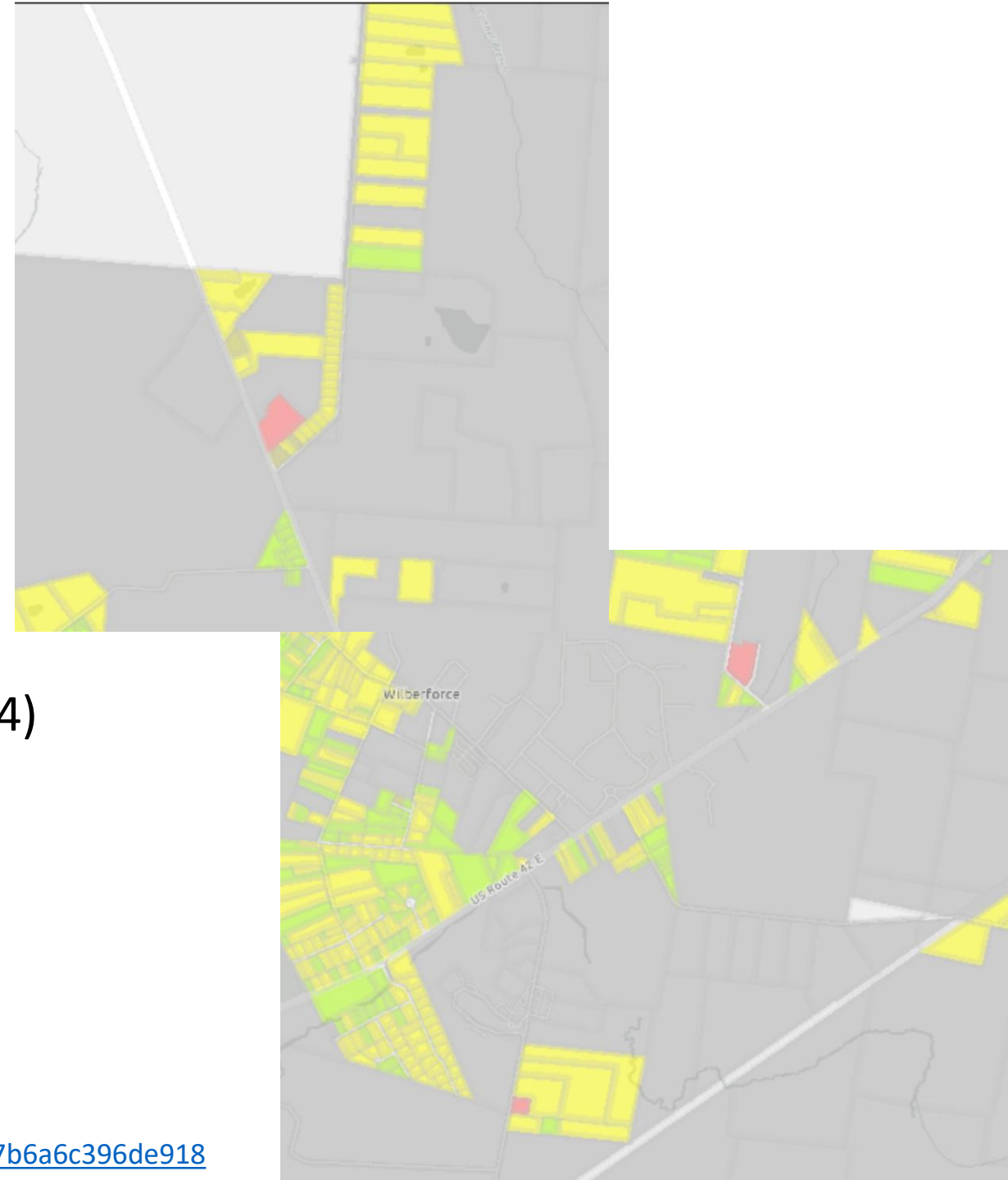




# Current Residential Land Use – Apartments

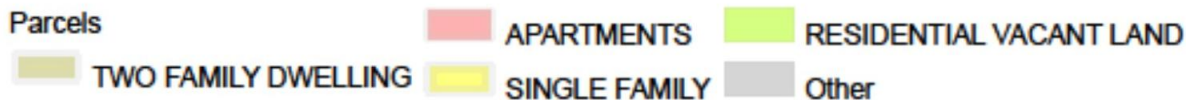
Xenia Twp has Three Apartment Complexes

- 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)



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# Tax Exempt Land



# Tax Exempt Land

Owned by Governments and Non-profits Orgs

- Federal, State, County, City, and Township Govt's
  - Some is Parks and Trails
  - Some is for Gov't Services and Administration
- Universities, Schools, Churches, and other Non-profit Orgs

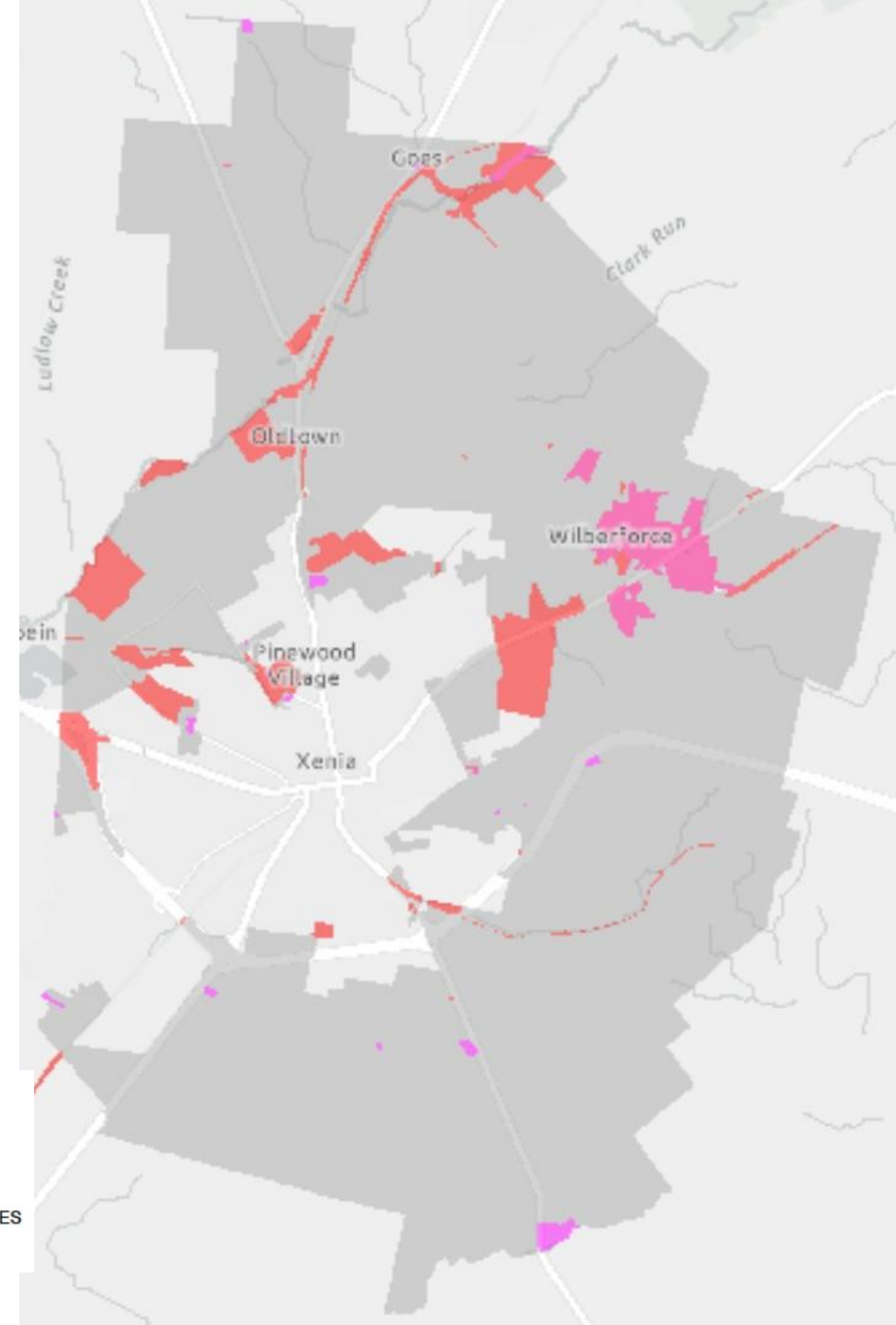
Map Notes:

- Some lots that should be exempt are coded Commercial or Industrial

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- CHURCHES, ETC., PUBLIC WORSHIP
- OWNED BY COLLEGES, ACADEMIES (PRIVATE)
- PUBLICLY OR NON-PROFIT OWNED PROPERTY, EX. UNIVERSITIES
- Other





# Government Services and Administration

Owned by City, Village, and Township Gov'ts and Non-Profits

- Xenia Township
  - Township Offices / Fire Station 51 (Oldtown)
  - Fire Station 52 (US-68 South of US-35)
  - Roads Department (Across from Greene County Fairgrounds)
  - Ellis Cemetery (US-68 North of OH-235)
- City of Xenia
  - Wellfield (Little Miami River & Massie Creek)
  - Waste Water Treatment (Ford Rd)
  - Land Adjacent to Demolition Debris Landfill (Thomson Ln off Dayton Xenia Rd)
- Village of Yellow Springs
  - Wellfield (Near Jacoby Road Canoe Launch)
- Bloom Community Services (formerly Greene Inc) – Non-Profit (Across from Greene County Fairgrounds)

Map Notes:

- Some parks / trails are also included





# Institutional Campus

- These areas are large campuses controlled by a single owner and feature a mix of building types and uses. Owners may be public or private entities. Buildings may be clustered to create a walkable environment. Vehicular travel may be limited within the site with few through routes present. Parking is typically situated in limited locations on the site.
- Example areas: WPAFB, Central State, Wilberforce, Wright State, Greene County Fairgrounds, Athletes in Action
- Primary Land Uses: Mixed Use
- Secondary Land Uses: Not Applicable

DEVELOPMENT PATTERN ILLUSTRATION







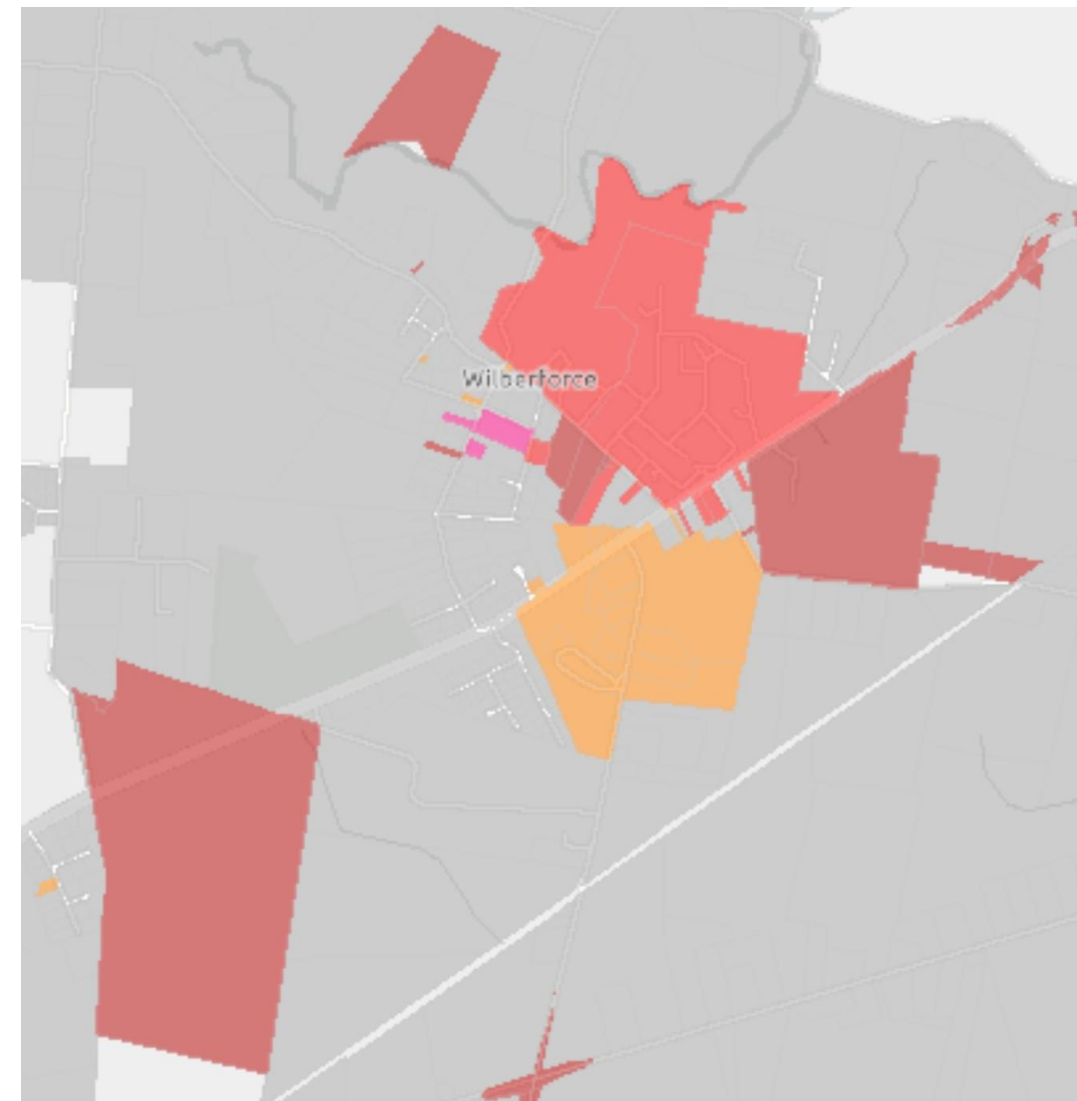
# Wilberforce Area

Central State University (CSU), Wilberforce University (WU), and Payne Seminary Combined are essentially contiguous

- Small Island of Privately Owned Land between CSU and WU

## Map Notes:

- Most “State of Ohio” Land shown is for CSU (ex. Roads)
- One Payne Seminary Lot is missing



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WILBERFORCE UNIVERSITY

CENTRAL STATE UNIVERSITY

STATE OF OHIO

PAYNE THEOLOGICAL SEMINARY

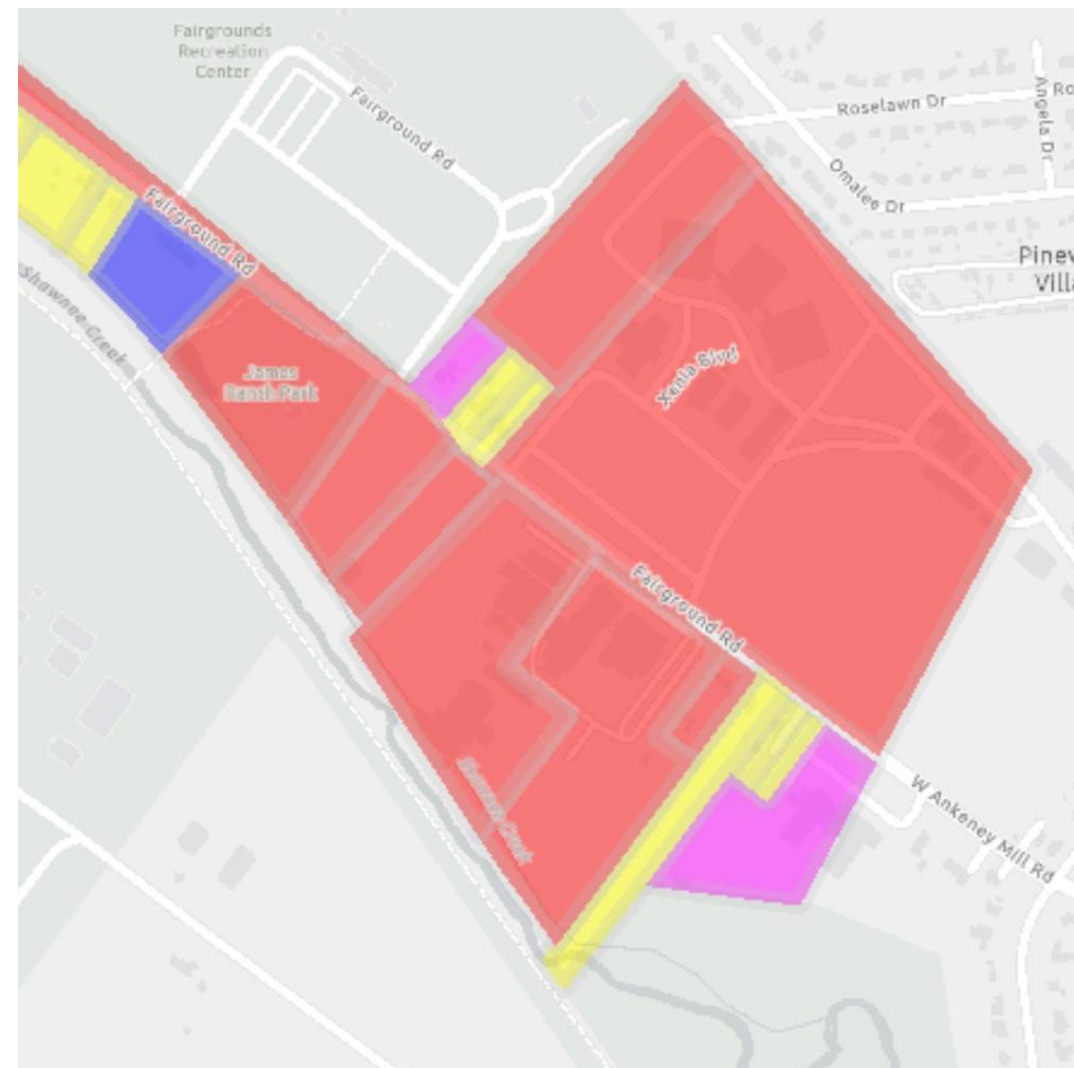
Other



# Fairgrounds Area

Greene County Fairgrounds is in a Transitional Use Area

- Parks to the Northwest
- Government Services to the Southwest
- Residential to the East



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Agricultural

Residential

Churches, Houses of Worship

Commercial and Industrial

Exempt



# Emerge Center

Old Greene County Career Center



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Parcels	Churches, Houses of Worship
Agricultural	Commercial and Industrial
Residential	Exempt



Commercial and Industrial



# Low Density Commercial, Office, and Industrial

- These areas feature widely-spaced, smaller buildings for commercial & retail, office, and industrial & manufacturing uses. Parking areas and traffic impacts are small for each lot. These areas should have direct access to major roadways.
- Example areas: Progress Dr, Harner Dr, Hospitality Dr (Excluding Walmart and Lowes); US-68 north of OH-235
- Primary Land Uses: Commercial, Office, and Industrial
- Secondary Land Uses: Residential, Community, Recreational, and Open Space

DEVELOPMENT PATTERN  
ILLUSTRATION



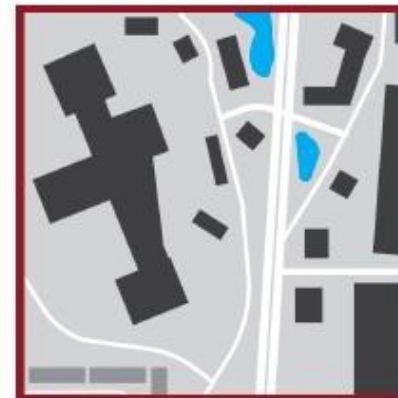




# High Density Commercial, Office, and Industrial

- These areas feature large buildings and lots for commercial & retail, office, and industrial & manufacturing uses. Parking areas and traffic impacts are large. These areas should have direct access to major roadways.
- Example areas: “Big Box” Retail, Fairfield Mall, Greene Memorial Hospital, Old SuperValu Warehouse
- Primary Land Uses: Commercial, Office, and Industrial
- Secondary Land Uses: Residential, Community, Recreational, and Open Space

DEVELOPMENT PATTERN ILLUSTRATION





# Outdoor Commercial and Industrial

- These areas feature outdoor commercial and industrial activities with significant external noise effects. They may also have significant external traffic, light, dust, and/or odor effects. These areas should have direct access to major roadways.
- Example areas: Fairborn Cement Company, KilKare Raceway, River Metals Recycling, Greene County Airport
- Primary Land Uses: Commercial and Institutional
- Secondary Land Uses: Office, Recreational, and Open Space

DEVELOPMENT PATTERN ILLUSTRATION





# Current Commercial and Industrial Land Uses

Pockets Around the Township (Plus a Few Single Lots)

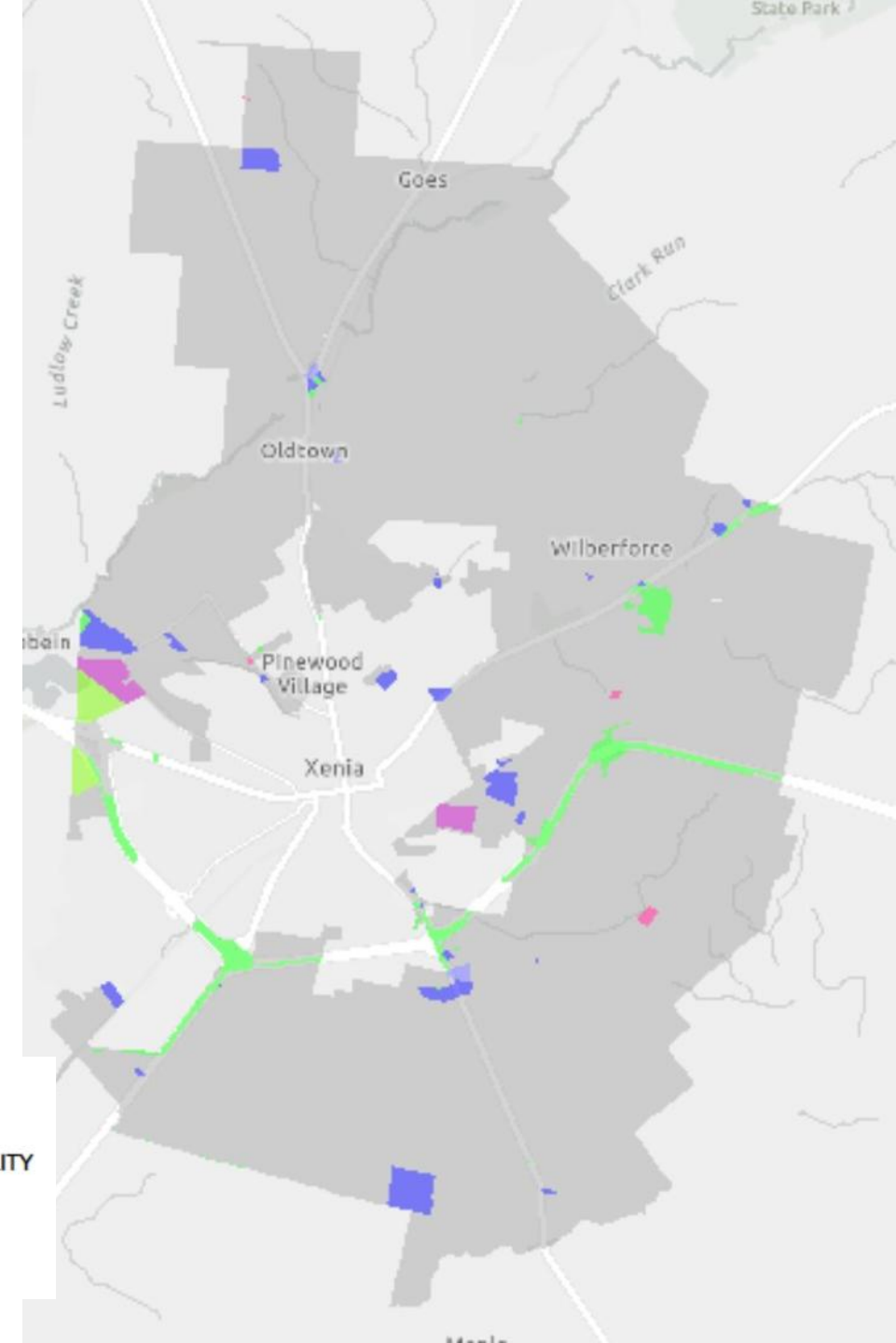
- Western Edge on US-35 and Dayton-Xenia
- Jasper / Birch, West of US-35
- US-68 North of OH-235
- US-68 South of US-35

Map Notes:

- Commercial Vacant is probably miscoded (Most should be Exempt)
- Pinecrest Swim Club and Greene County Fish & Game coded Commercial
- Industrial Vacant is Mining
- A few lots missing

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# Low Density Commercial, Office, and Industrial (p1)

## Various Single Lots

- Xenia Meats (Brush Row Rd near Oldtown)
- Speedway (US-42 & Brush Row)
- Cross Creek Kennels (US-42 near Old US-42)
- Unknown (Charleton Mill near US-42)
- Unknown (Wilberforce Clifton near WCPOVA)
- Vacant (Brush Row and Shorter)
- WBZI Transmitter (Kinsey Rd next to Greene Library Service Center)
- Seiter Services (US-42 @ Xenia City Limits)

## Jasper Rd

- Club X Training Facility
- Kiddie Kingdom Childcare

## US-68 North of OH-235

- Veterinary Associates
- Cruisers Mobility
- Knickerbocker Pools

## US-68 South of US-35

- Bob McGlothen Plumbing
- Part of King Ln
- Robin's Nursery

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COMMERCIAL

MINI WAREHOUSE

COMMERCIAL - VACANT

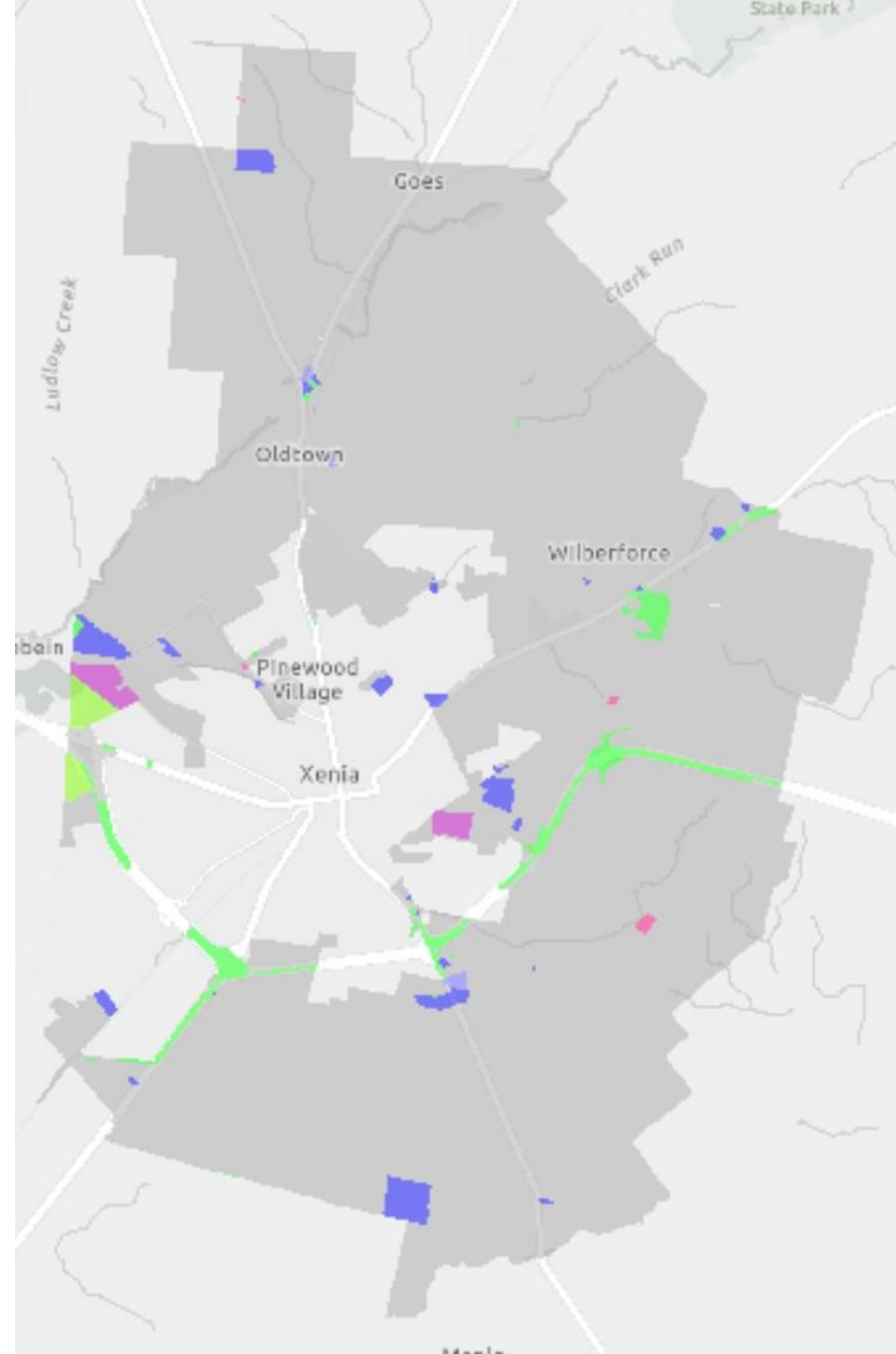
COMMERCIAL - PUBLIC UTILITY

INDUSTRIAL

INDUSTRIAL - PUBLIC UTILITY

INDUSTRIAL - VACANT

Other







# Low Density Commercial, Office, and Industrial (p2)

## Various Single Lots

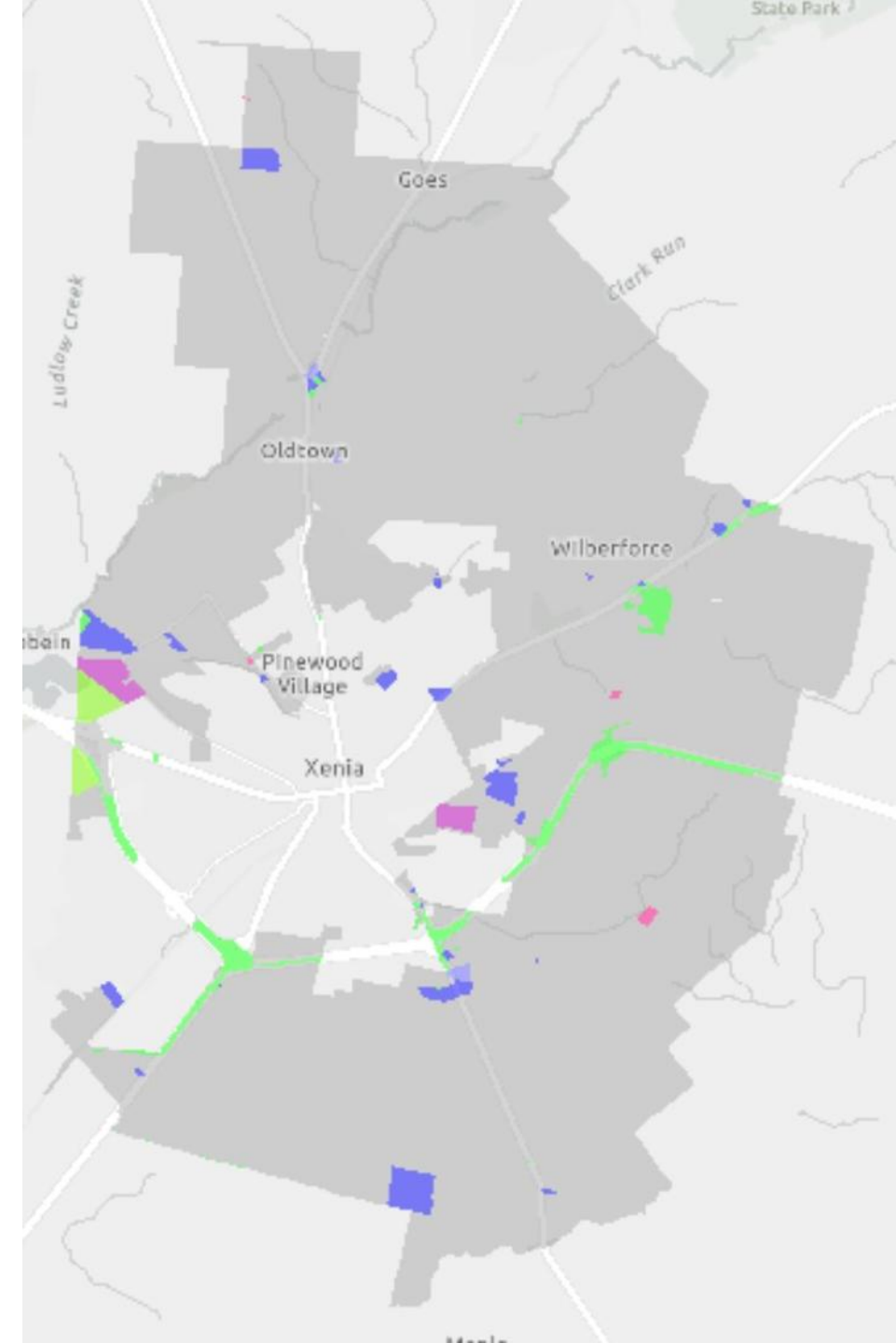
- Unknown (Hawkins Rd between Dayton Xenia & Ford Rd)
- MicroControls (Fairgrounds Rd next to James Ranch Park)
- Vacant (Near Old 35 and N Monroe Siding)
- Unknown (Old 35 near Xenia City Limits)
- Copley Construction (Old 35 near Xenia City Limits)
- Kerrigan Roofing (US-42 and US-35)
- Long's Sideout Spirits and Sports (US-42 between Hedges Rd and Krepps Rd)
- Pony Express Veterinarian (Lower Bellbrook Rd @ Xenia City Limits)

## Various Single Lots

- DP&L Warehouse (Hoop Rd & Shawnee Creek)
- Parsons Body Shop (Hook Rd between US-68 & Bickett Rd)
- The Rod Shop (US-68 & Columbus St)
- Walker & Son's Transmission (US-68 near Patton St)
- Moore's Body Shop (OH-380 and Ledbetter Rd)
- W S Electronics (OH-380 and Union Rd)

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# High Density Commercial, Office, and Industrial

## Mini / Outdoor Storage

- Knickerbocker Storage (US-68, N of OH-235)
- ??? Storage (OH-380 and Ledbetter Rd)
- M-P Marine (US-68, S of US-35)
- Dean's Storage (US-68, S of US-35)

## Birch Rd

- Bob Evans

## US-68 South of US-35

- Dean's Landscaping & Plumbing

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COMMERCIAL

MINI WAREHOUSE

COMMERCIAL - VACANT

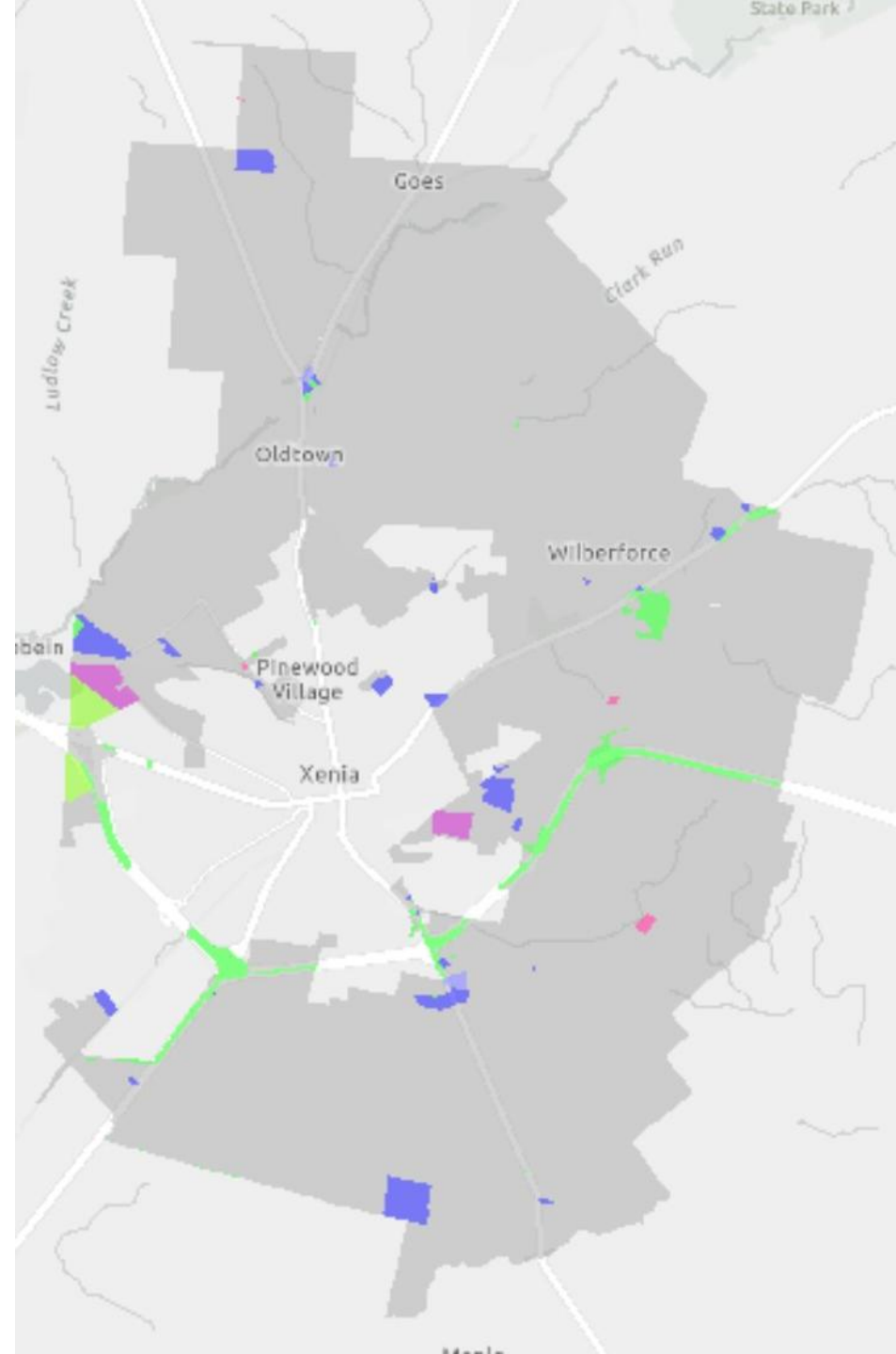
COMMERCIAL - PUBLIC UTILITY

INDUSTRIAL

INDUSTRIAL - PUBLIC UTILITY

INDUSTRIAL - VACANT

Other





# Outdoor Commercial and Industrial

Western Twp, US-35 /  
Dayton-Xenia

- Kil-Kare Raceway
- Martin Marietta – Xenia Sand & Gravel
- Phillips Sand & Gravel

Jasper Rd West of US-35

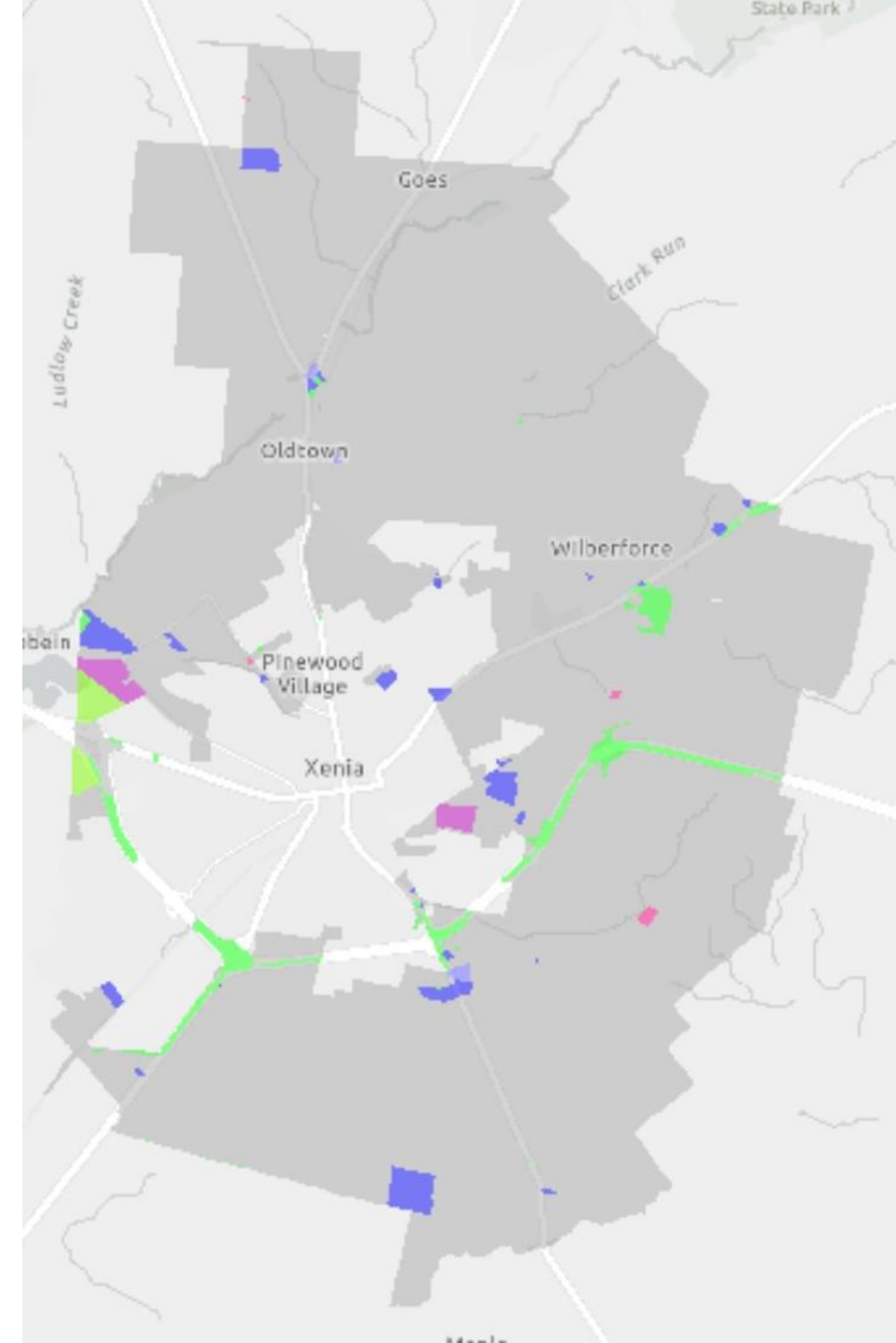
- River Metals Recycling

US-68 South of US-35

- Finish Line Car & Credit
- Howard Auto Sales
- Part of King Ln

7/6/2025

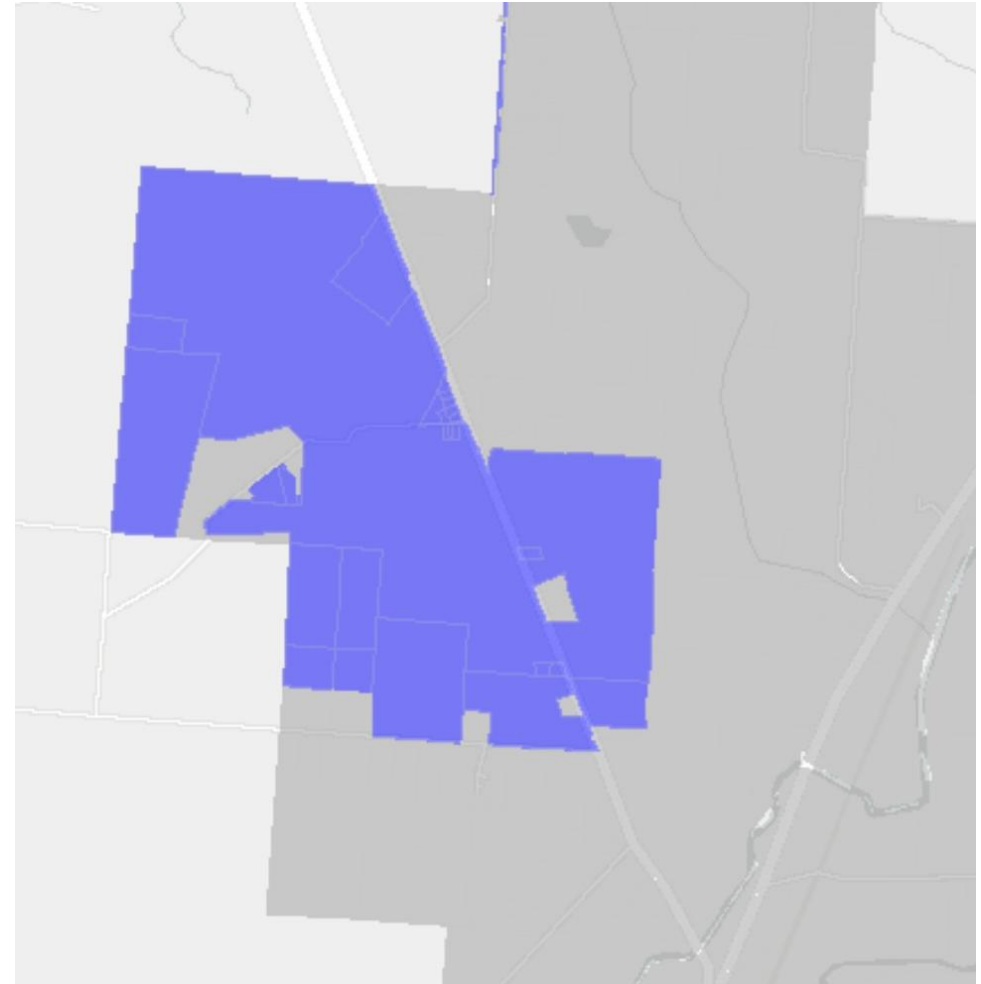
Parcels





# Fairborn Cement Company Land

- Owns over 750 Acres
  - Primarily West of OH-235 and North of Ludlow Rd
- None of the land is currently being mined (Mostly agriculture uses)
  - Current mining is in Fairborn City, adjacent to Xenia Township





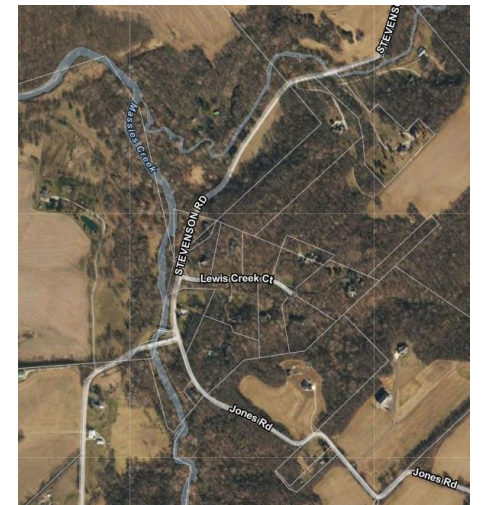
Other Character Zones not  
Clearly Present in the  
Township



# Scenic Conservation

- The residential and commercial uses in these locations are designed to preserve the natural, scenic, and topographical characteristics of the area. Architectural, color, landscaping, and screening choices are commonly used to limit man-made impacts. Roads and utility installations are designed to minimize the visual impacts.
- Example areas: Charleton Mill Rd, Lewis Creek Ct
- Primary Land Uses: Residential, Commercial, Community, Recreational and Open Space
- Secondary Land Uses: Not Applicable

DEVELOPMENT PATTERN ILLUSTRATION







# Mixed Use Community

- These areas are the traditional activity centers of a community with a mix of commercial, public & private office, and residential uses. Buildings are typically located close together in a walkable environment. Mixed uses may occur within the same building as well as within the neighborhood. While these areas often include a main thoroughfare for a community, speeds are typically low and on-street parking is present.
- Example areas: Downtown Xenia, Downtown Bellbrook, Downtown Spring Valley, The Greene
- Primary Land Uses: Commercial, Office, Residential, Community, Recreation, and Open Space
- Secondary Land Uses: Small Industrial

DEVELOPMENT PATTERN ILLUSTRATION

