

AGRICULTURE ZONING

Logan County Informational Seminar

April 15, 2009

Presented by: Jenny R. Snapp, Director & Weston Dodds, Planner

WHAT IS AGRICULTURAL ZONING & WHY SHOULD IT BE CONSIDERED?

- ⊙ Protect land resources
- ⊙ Prevent farmland from conversion to nonagricultural uses
- ⊙ Prevent fragmentation of farms
- ⊙ Support local Agricultural Economy
- ⊙ React to urbanization and sprawl pressures
- ⊙ Reduce intrusion of incompatible uses (farm operations dust, noise, odors from urban/residential uses)
- ⊙ Prevent land use conflicts
- ⊙ Reduces fear of nuisance suits and complaints to farmer and Township officials



ADVANTAGES VS. DISADVANTAGES

⊙ Advantages

- Zone is protected and development must conform to zoning
- Consolidated agricultural regions
- Obvious Land Protection
- Relatively cost effective

⊙ Disadvantages

- Politically unstable depending on change of leadership
- Property rights issues discussed later
- Dictates selling off of land



DENSITIES VS. MINIMUM LOT SIZES



- ① The number of buildings or housing units on a particular area of land
- ① Low density has few units per acre, High density leaves little open space
- ① Densities establish ratios of dwellings to parcel size such as 1 dwelling unit per 20 acres.
- ① Minimum lot sizes alone are stricter

ROLE OF PUBLIC CONSENSUS



- ⊙ Controversial (property rights, farmer retirement, limiting ability to sell)
- ⊙ Host several “informational” meetings to educate the public and seek input
- ⊙ Community Survey
- ⊙ Provide Mapping Alternatives
- ⊙ Identify growth areas/research other planning documents (utility plans, building permit data, corridor groups)
- ⊙ Identify environmentally sensitive areas
- ⊙ Key: Build Consensus before entering into ORC process

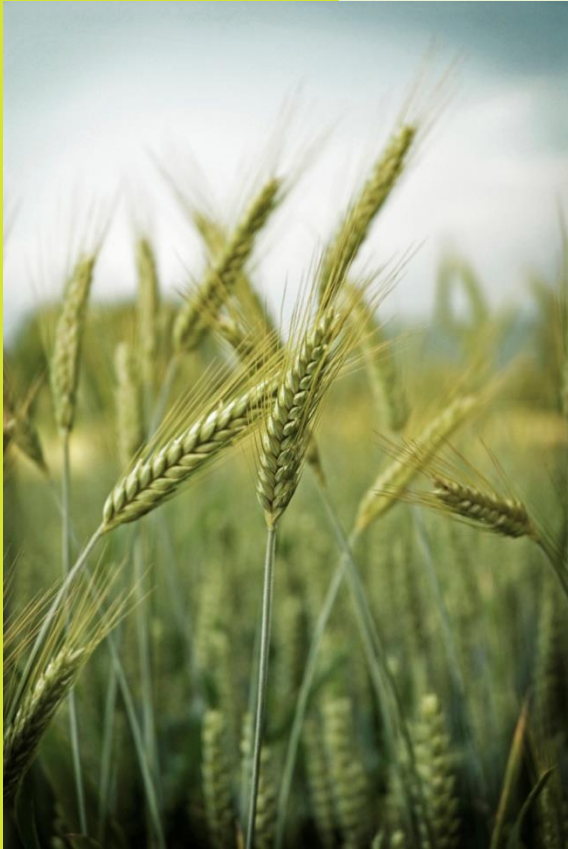
ROLE OF PUBLIC CONSENSUS

- ⊙ Agricultural Zoning is often controversial & tedious process, which makes consensus building all the harder & necessary.
- ⊙ Property Rights issues often at forefront of public sentiment.
- ⊙ Therefore, compromise must be reached to reflect views of landowners, farmers, older residents, & newer residents who perhaps moved into rural area to escape “urban” nuisances.
- ⊙ Local government officials must balance all of these interests while at same time representing them WITHOUT biased opinion.
- ⊙ Essentially, role of local government official (trustee, zoning board/commission, board of zoning appeals, zoning inspector) is to at all times consider viewpoints besides his/her own and give voice to needs of community residents.

- ① When assigning zoning districts to parcels, the following key points should be considered:
 - Minimize spot zoning
 - Identify key growth corridors
 - Identify prime agricultural land
 - Buffer agricultural areas from residential areas using the FR-1 Farm Residential district
 - Apply appropriate land use patterns
 - Utilize local plans and resources such as Township Comprehensive Plan, County Comprehensive Plan, and Utility Plans



EXAMPLES

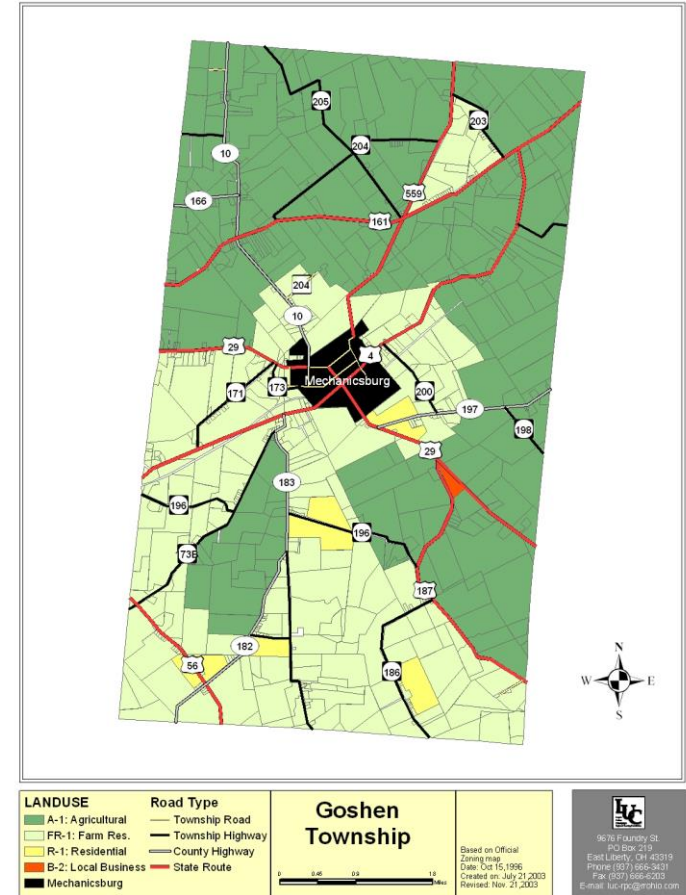
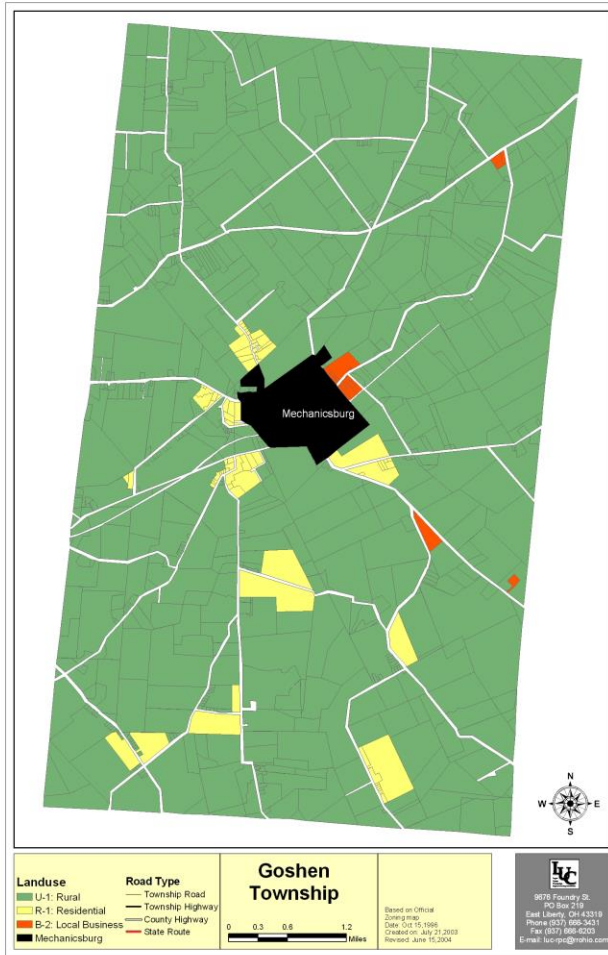


- ① Darby Township, Union County
- ① Goshen Township, Champaign County
- ① Jackson Township, Champaign County

GOSHEN TOWNSHIP CHAMPAIGN COUNTY

Current Goshen
Township Zoning
Map – on left

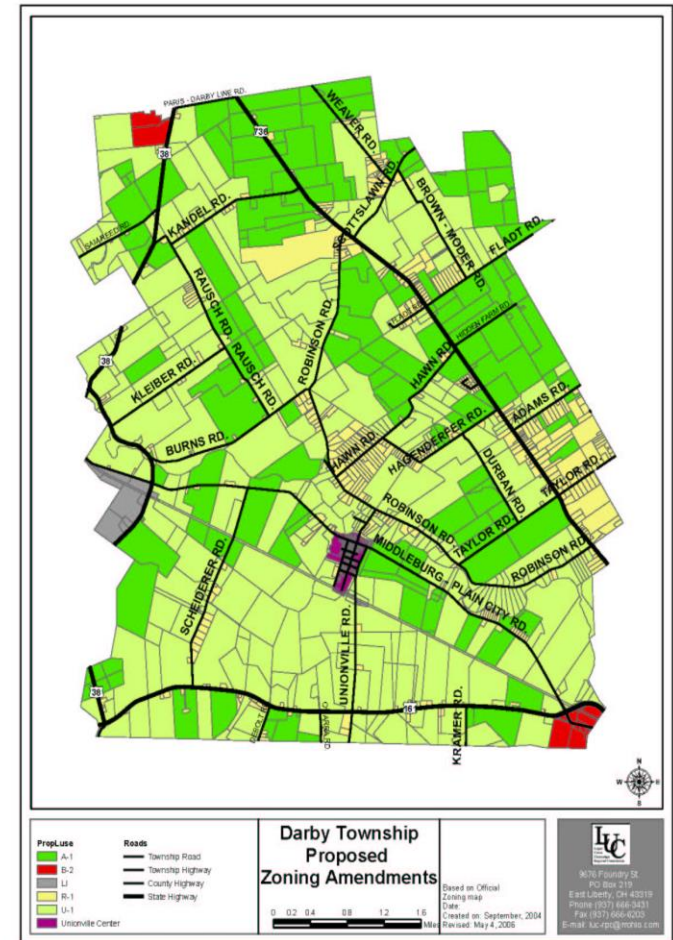
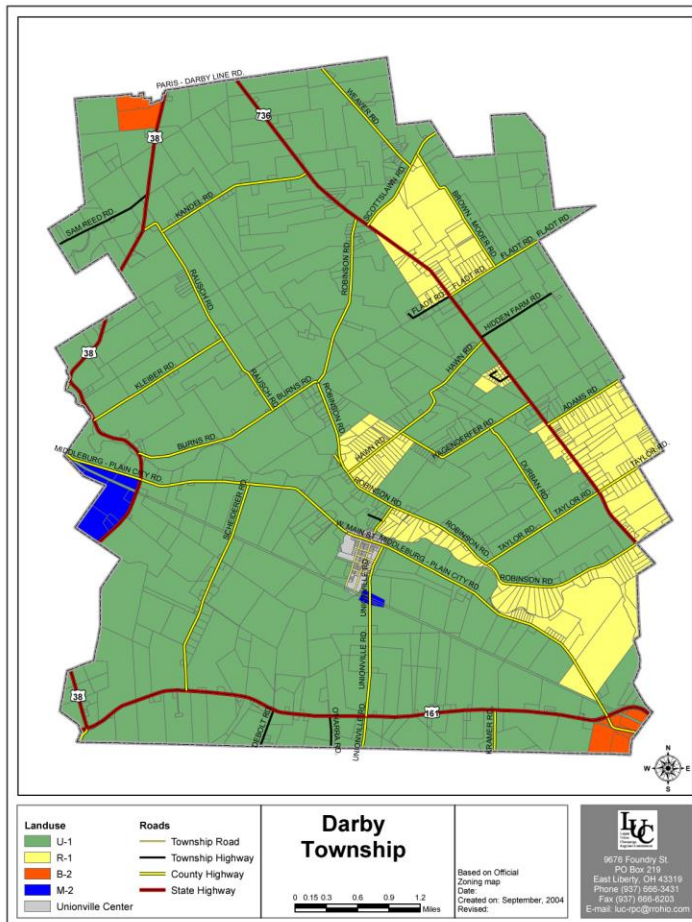
Goshen Township
Proposed Ag
Zoning Map – on
right



DARBY TOWNSHIP UNION COUNTY

Prior Darby
Township Zoning
– on left

Darby Township
Ag Zoning
Districts – on
right



JACKSON TOWNSHIP CHAMPAIGN COUNTY



- ◎ Early 2000's - Jackson Township started to hear concerns from residents regarding development
- ◎ 2005 - Jackson Township Zoning Commission started to look at options regarding zoning and farmland preservation
- ◎ 2006 – Jackson Township Zoning Commission invited the Ohio Farm Bureau to speak about farmland preservation
- ◎ 2006 – Jackson Township Zoning Commission sent a survey to all residents asking their opinion about development and farmland
- ◎ Response to the survey was overwhelmingly in favor of the township taking steps to preserve farmland.

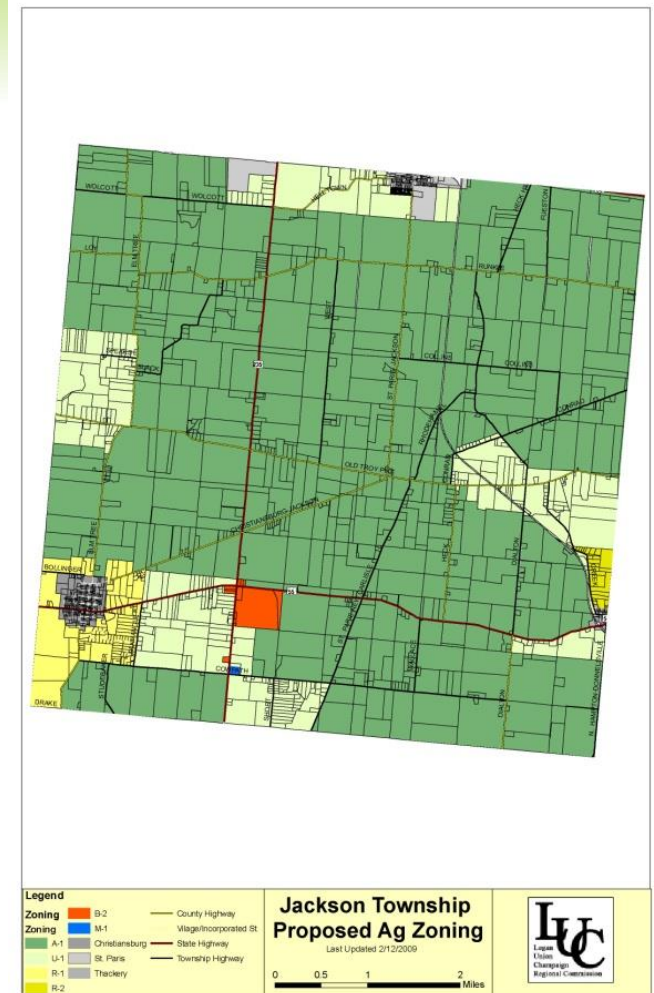
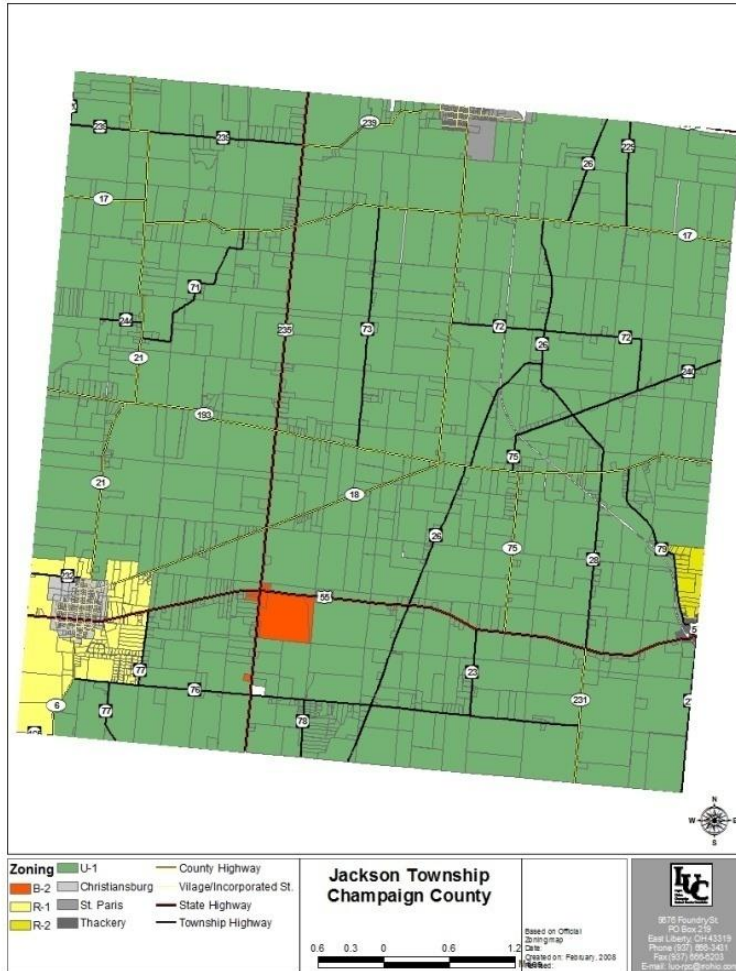
JACKSON TOWNSHIP CHAMPAIGN COUNTY

- ◎ 2006 – Jackson Township Zoning Commission started to consider different zoning options for farmland preservation
 - Strict Ag – No Development
 - Large Lot Zoning
 - Limiting Lot splits
- ◎ 2007 – Jackson Township Zoning Commission decided to work from LUC’s Model Ag Zoning text and adopt it to their needs.
- ◎ 2007 – Jackson Township also began working with LUC on developing a map showing the proposed Ag Districts
- ◎ 2007 – 2008 – Jackson Township Zoning Commission held regular work sessions, which the public was invited to attend
- ◎ 2009 – Jackson Township Zoning Commission finalized proposed Ag zoning text and redistricting
- ◎ March 2009 – LUC Executive Committee recommended approval of the proposed Ag zoning text and redistricting

JACKSON TOWNSHIP CHAMPAIGN COUNTY

Jackson Township
Current Zoning –
on left

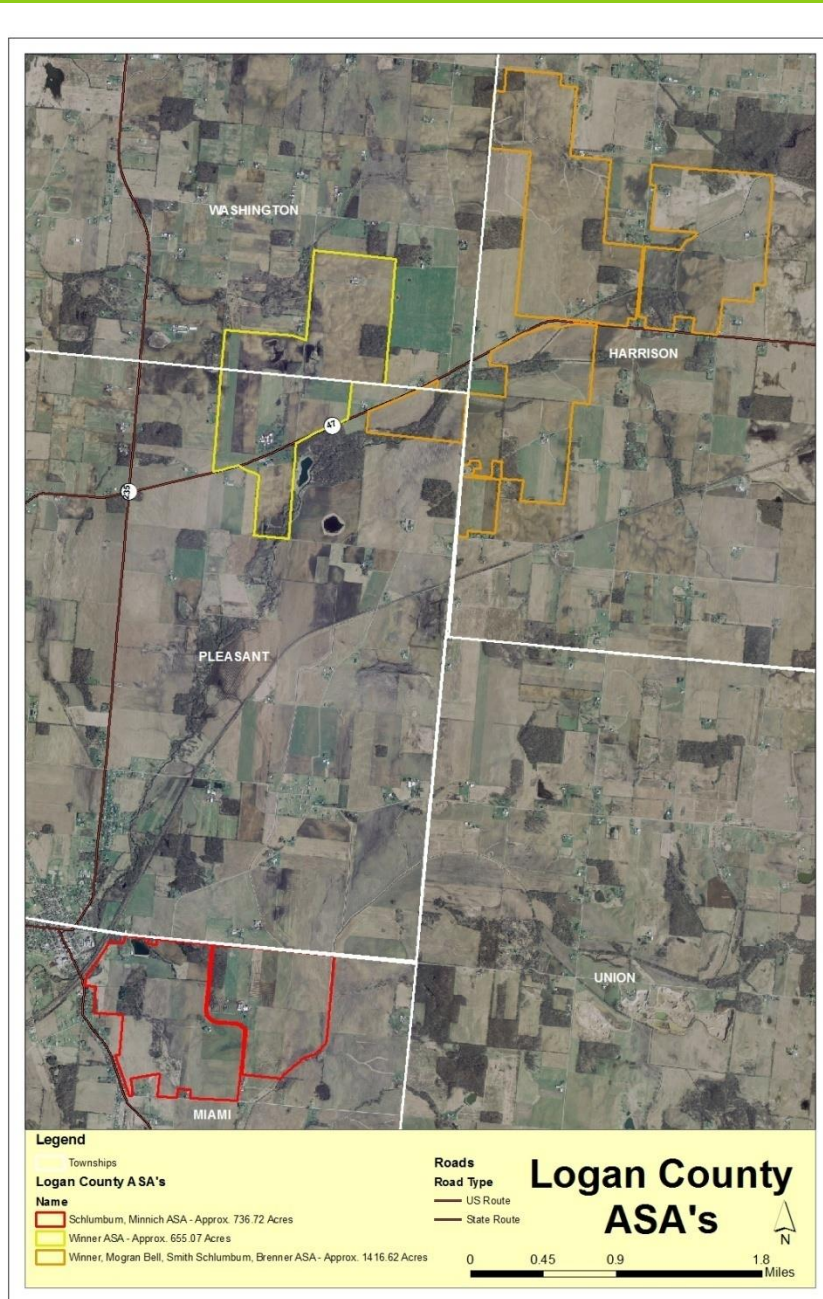
Jackson Township
Proposed Zoning
– on right



AG. ZONING IN LOGAN COUNTY

- ⊙ There has been interest expressed in placing those properties enrolled in Agricultural Security Areas (ASA's) and Agricultural Easements (Agricultural Easement Purchase Program/AEPP, Agricultural Easement Donation Program/AEDP, Conservation Easements) in "Voluntary" Agricultural Zoning Districts. This would require adoption of agricultural zoning (separate zoning district) in those Townships where landowners are enrolled in those farmland preservation programs.
- ⊙ MODEL Agricultural Zoning Language from LUC.

ASA MAP



Logan County ASA's =
2,808 Acres

Logan County AEPP =
636 Acres

QUESTIONS



Jenny R. Snapp
Director

LUC Regional Planning Commission
P.O. Box 219
East Liberty, OH 43319
(937) 666-3431
jennysnapp@lucplanning.com

Weston R. Dodds
Planner

LUC Regional Planning Commission
P.O. Box 219
East Liberty, OH 43319
(937) 666-3431
wdodds@lucplanning.com