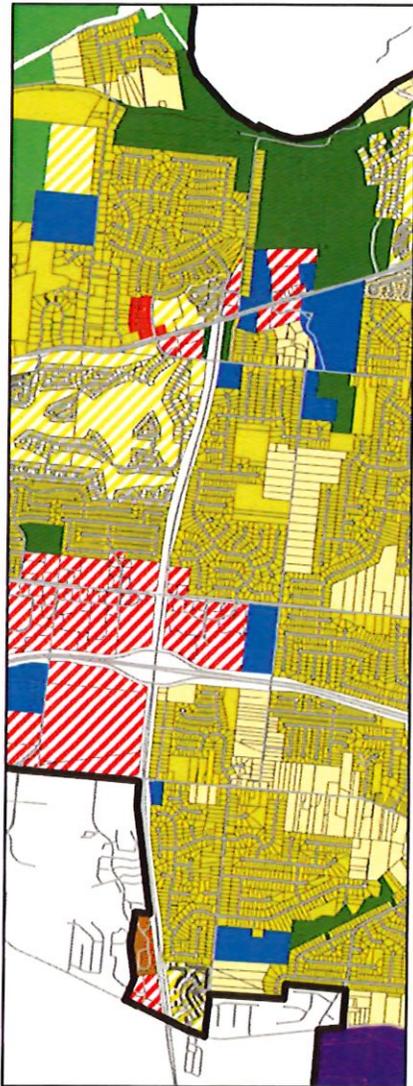




Fairfield Township

# COMPREHENSIVE PLAN



*DRAFT*  
*November 18, 2025*



## TABLE OF CONTENTS

---

CHAPTER 1	INTRODUCTION
CHAPTER 2	LAND USE
CHAPTER 3	HOUSING PLAN
CHAPTER 4	FOCUS AREA PLANS
CHAPTER 5	TOWNSHIP CONNECTIVITY PLAN
CHAPTER 6	PLAN IMPLEMENTATION

CHAPTER 1 INTRODUCTION 

**INTRODUCTION**

The Fairfield Township Comprehensive Plan was first developed by the Fairfield Township Comprehensive Plan Steering Committee in 2009. The Comprehensive Plan Steering Committee is a citizens committee, appointed by the Township and is comprised of a group of residents that come from varied backgrounds. This plan has now been updated in 2025 utilizing a second appointed Steering Committee. The purpose of this Plan is to guide future development within Fairfield Township.

Land use planning in Fairfield Township is not a new or novel idea. Our community has benefitted from the direction of a Land Use Plan since the first Butler County wide plan was implanted in 1958. Since that time, the Land Use Plan has seen periodic updates, as needed over the decades. The last revision occurred in 2001 when a steering committee, which included Township residents and a trustee, was established to work on the new plan.

Fairfield Township was the first Township in Butler County to opt for Township zoning back in 1972. After that, the Zoning Resolution was amended in 1994, 2002, 2007 (2 times), 2008 and again in 2020. Fairfield Township was among the first in the entire State of Ohio to form a Joint Economic Development District (JEDD) back in 1996. The JEDD was expanded in 2004, and the newest JEDD has been created with the City of Fairfield in 2023. Besides zoning and JEDD creation the Township successfully used Tax Increment Financing Districts (TIF's) starting in 1999 for road infrastructure improvements which paved the way for new projects. These endeavors are a result of the planning that has taken place, thanks to the vision of the Township Trustees, staff and many community volunteers – past and present. Periodic updates are needed according to changing Township needs, new technologies and market trends. It is a far reaching guide that will direct the course of future not only land use decisions, but the direction of all Township objectives for the foreseeable future.

**THE PLANNING PROCESS**

A new Comprehensive Plan Steering Committee was appointed by the Township Trustees in 2024 to assist in guiding the creation of the Comprehensive Plan. The committee members represented a cross-section of the community in order to provide balanced and thoughtful input. The Steering Committee met on a monthly basis and discussed the various elements of the plan in sequential order. The group began with creating a vision statement for the project to provide overall direction and guidance for the process. Several public engagement methods were employed over the year long process including visual land use surveys, interactive mapping and group discussion.

The Township is grateful for the time and effort put in by our 2025 Comprehensive Plan Steering Committee Members:  
Greg Philpot – FTZC President and CIC Member  
Karla Chaney – FTZC Member  
Joseph Statzer – FTZA President and CIC Member  
Del Hodge – Veterans Memorial Committee Member  
Lane Couch – Resident  
Chuck Goins – Fairfield Township Zoning Administrator  
Shannon Hartkemeyer – Fairfield Township Trustee

## PUBLIC OPEN HOUSE EVENT

A public Open House event was held during this plan update process to seek input on key planning themes and ideas. Public input was received at this event through the use of interactive plan display boards and a Comprehensive Plan survey document. The public input data gathered at the event was included in the Steering Committee discussions as various plan elements were developed and refined.



## PUBLIC OPEN HOUSE PRESENTATION BOARDS

### FIVE POINTS REDEVELOPMENT VISION

**Goals & Objectives:** Create a framework and vision for the potential redevelopment of the Five Points area into a mixed use and walkable destination district featuring small scale retail, service and dining uses.

**Small Scale Commercial & Dining District**






**Walkable**



**District Branding**





**Destination Land Uses & Events**





**POST-IT NOTE COMMENTS:**

FOOD TRUCK PARK
FARMER'S MARKET
SMALL EVENT PARK

PUBLIC OPEN HOUSE PRESENTATION BOARDS

PRINCETON ROAD CORRIDOR VISION



EXISTING CONDITIONS



Goals & Objectives: The Princeton Road commercial area is approaching build-out. A goal has been identified to upgrade future corridor aesthetics and quality such as upgraded sign and building materials.

Exterior Building Materials



Sign Design & Materials



Screening for Structures



POST-IT NOTE COMMENTS:

Let us know your ideas and comments on the future of the Princeton Road retail hub.

Township Branding



## PUBLIC OPEN HOUSE PRESENTATION BOARDS

### TOWNSHIP CONNECTIVITY PLAN

**Goals & Objectives:** Identify areas throughout the Township for future sidewalk and pathway connections. Identify opportunities for pedestrian related safety upgrades along existing roadways and intersections.

#### Multi-Use Pathways

Place Date Here

#### Mid-Block Crosswalks & Pedestrian Safety Islands

Place Date Here

#### Bicycle Facilities

Place Date Here

#### Pedestrian Intersection Improvements

Place Date Here

**POST-IT NOTE COMMENTS**  
Tell us where new sidewalk or multi-use pathways should be considered.

### FUTURE RESIDENTIAL DEVELOPMENT

**GOALS & OBJECTIVES:** Analyze the current housing choices and identify what types of residential living options are needed for the future. Identify areas to improve quality and sustainability of future residential buildings.

**POST-IT NOTE COMMENTS:**  
What types of housing options do you think the Township needs in the future?

#### Townhomes

#### Senior Living Options

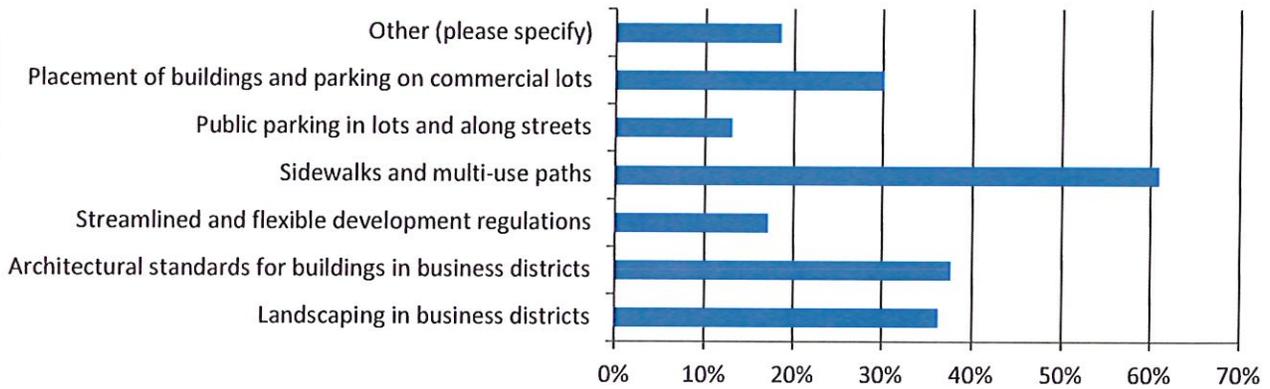
#### Residential Housing & Lot Design Requirements

**Items to Consider:**  
Exterior Materials  
Roof Pitch  
Side Entry Garage  
Window Requirements  
Small House Lots

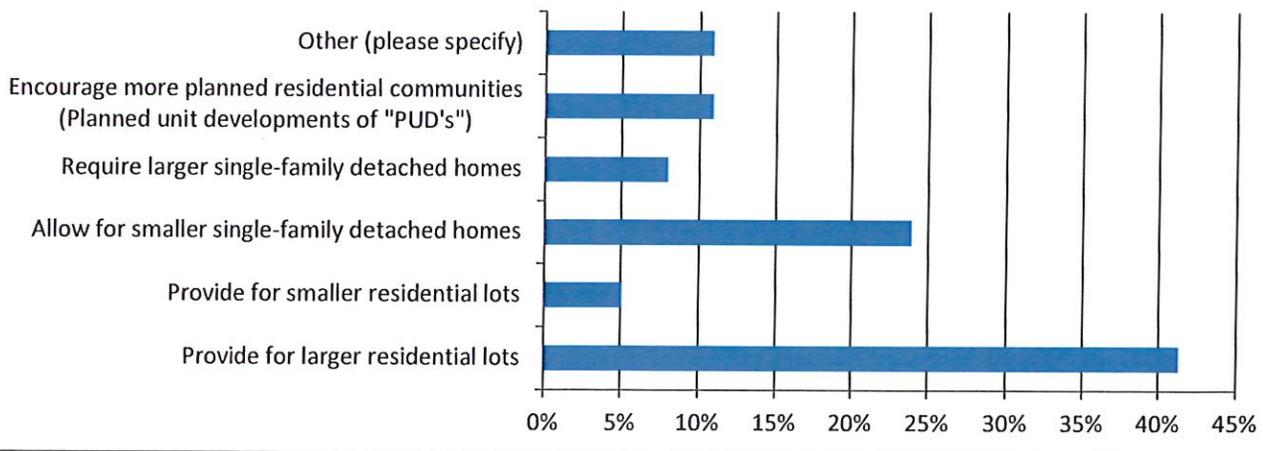
COMPREHENSIVE PLAN SURVEY

A web-based and paper copy survey was utilized as part of the plan's public outreach effort. The survey was intended to identify key priorities, concerns, and preferences related to land use and future development, ensuring that planning decisions reflect the needs and aspirations of the Fairfield Township community. By engaging the community in this process, the Township seeks to create a comprehensive land use plan that promotes balanced growth and improved quality of life for all our residents and businesses. Below is a sample of some of the survey questions and feedback.

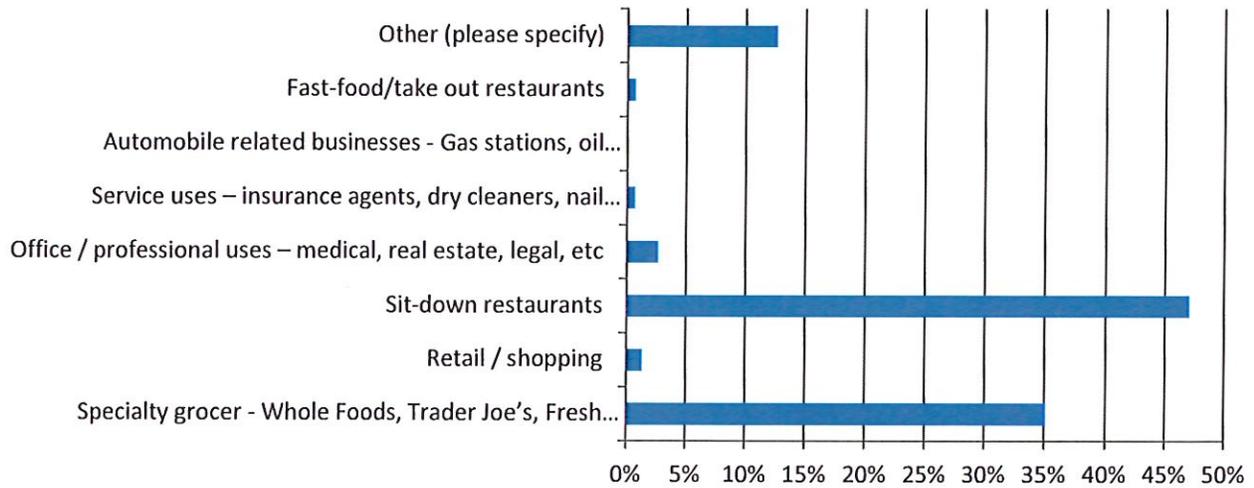
What do you consider most important to improve the quality of new commercial development in Fairfield Township? (Identify no more than three.)



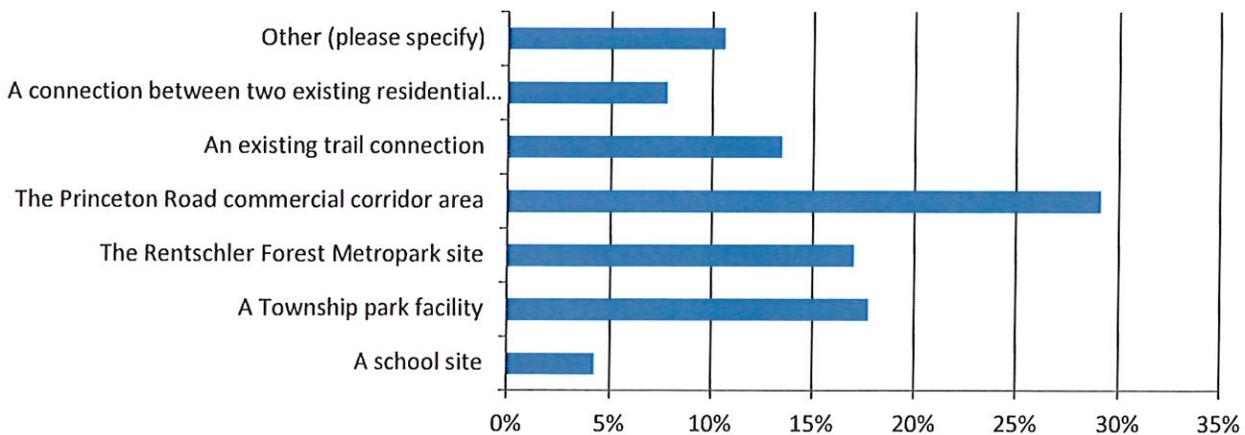
What types of new or modified residential development regulations should be considered in the future?



### What types of new businesses would you like to see located in Fairfield Township?



### What types of destination areas within the Township would you like to see connected via new sidewalk or multi-use pathway construction?



## COMMUNITY PROFILE

### Historical & Regional Setting

Fairfield Township, originally organized in 1795 as part of Hamilton County, is now located in Butler County (established 1803) in southwestern Ohio. The Township is situated just north of I-275, approximately 20 miles north of downtown Cincinnati, Ohio and 30 miles south of downtown Dayton, Ohio. Fairfield Township is a community strategically positioned for successful residential and commercial development. Geographically, the Township currently consist of 17.9 square miles of residential neighbor- hoods, commercial and industrial developments. Fairfield Township is located within minutes of the tri-state's four major interstates (I-75, I-71, I-74 and I-275). The Butler County Regional Highway, connecting the City of Hamilton to I-75, runs east/west through Fairfield Township and has interchanges at the western edge of the Town- ship and at State Route By-Pass 4 in the center of the Township.

Fairfield Township was originally established in 1795, as part of Hamilton County. On March 24, 1803, the General Assembly of the State of Ohio passed an act which divided Hamilton County and created the County of Butler. The new County was named after General Richard Butler, a Revolutionary War hero. Butler County now has thirteen Townships plus five (5) cities and seven (7) villages, but when it was first organized in 1803, it had just five Townships: Fairfield, St. Clair, Lemon, Liberty and Ross. Gradually the other Townships were separated from these.

### Community Demographic Overview

The 2023 United States Census ASC 5 Year data estimates for Fairfield Township, Butler County, Ohio, provide valuable insights into the community's demographics, housing, and economic trends. Fairfield Township, has experienced consistent growth, with its population steadily increasing in recent years. According to the census data, the Township's population reached approximately 22,715 residents in 2023, reflecting the area's continued appeal for families and individuals seeking suburban living with proximity to major urban centers.

The housing stock in Fairfield Township has also seen consistent expansion, with a focus on single-family detached homes. The median household income in the Township is in line with regional averages, and the area has a relatively low poverty rate compared to national benchmarks. Employment patterns show a strong presence of workers commuting to nearby communities, benefiting from access to a robust regional southwest Ohio economy. Economically, Fairfield Township shows a growing income base, with the median household income estimated at \$108,635. This suggests a stable economic environment that could attract both residential and commercial development.

The Township's age distribution is balanced, with a mix of young families, working-age adults, and retirees. These trends highlight the evolving nature of the community, indicating both challenges and opportunities for planners, developers, and local government to manage growth responsibly, maintain quality of life, and ensure the Township remains a desirable place to live.

### COMMUNITY DEMOGRAPHICS

Source: 2023 US Census ASC 5 Year Estimates

#### Homeownership Rate

Homeownership Rate 92.5%

Estimate for Homeownership Rate in Fairfield Township (2023)

#### Total Housing Units

Housing Units 8,208

Estimate for Total Housing Units in Fairfield Township (2023)

#### Median Home Value

Median Home Value \$271,900

Estimated Median Home Value in Fairfield Township (2023)

#### Commuting Time to Work

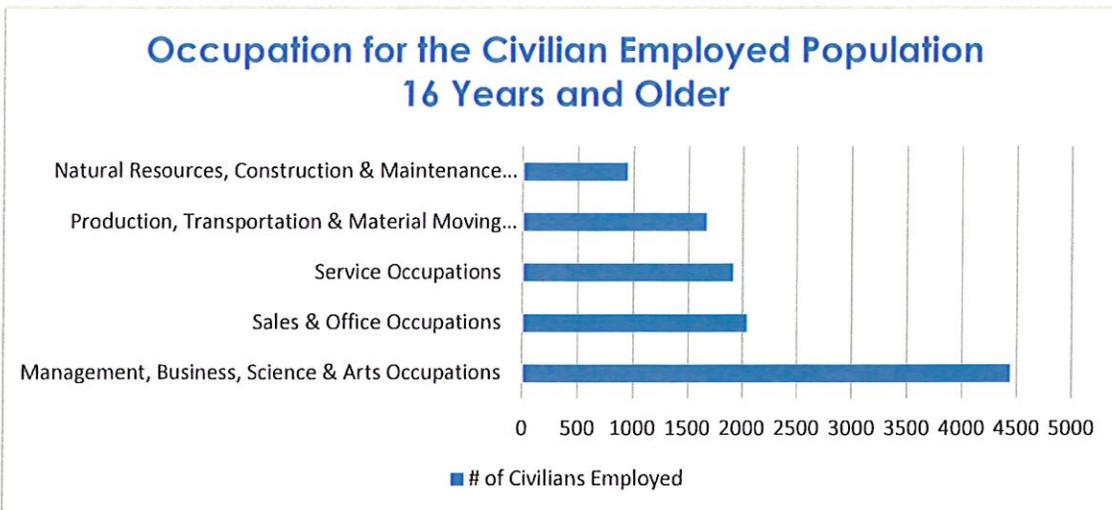
Average Commuting Time 24.6 minutes

Estimated average travel time to work (in minutes) in Fairfield Township (2023)

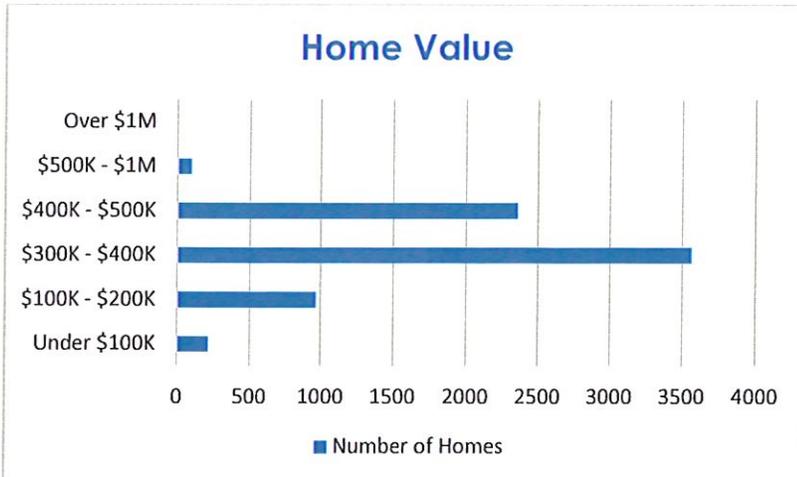
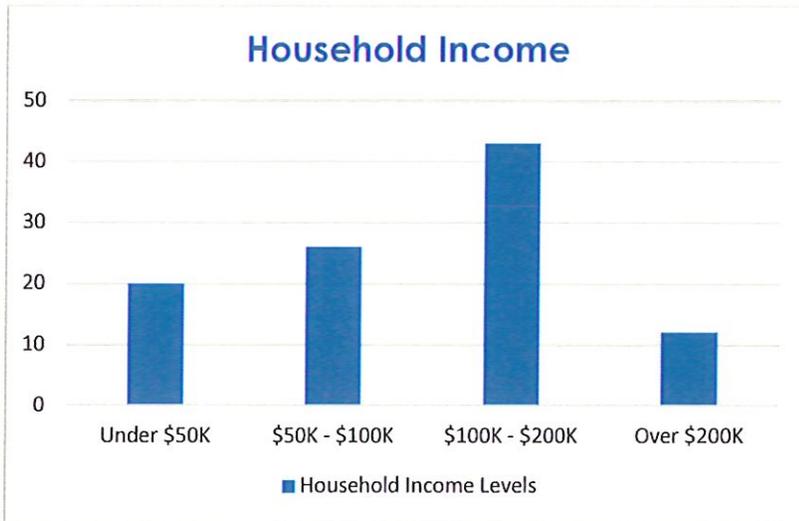
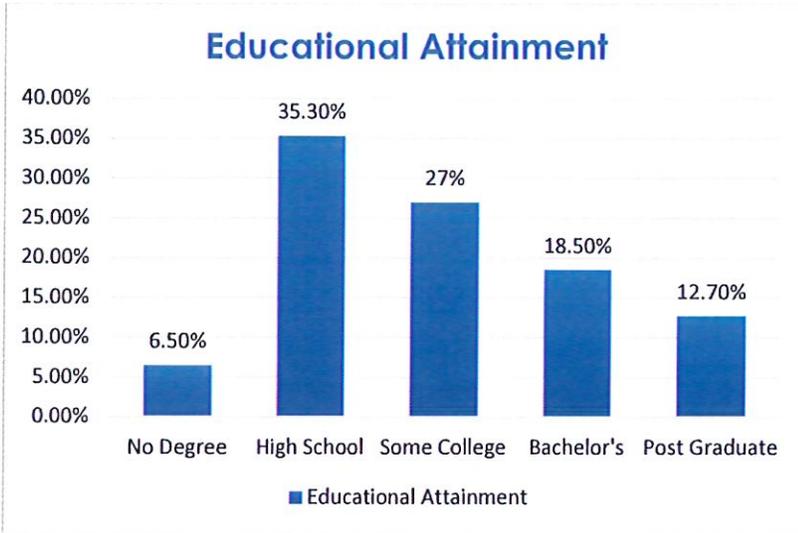
#### Income and Earnings

Median Household Income \$108,635 ± \$6,462

Estimated Median Household Income in Fairfield Township (2023)



COMMUNITY DEMOGRAPHICS



## CHAPTER 2 LAND USE



The study of land use within a community land use plan involves analyzing how land is currently utilized and determining the most efficient, sustainable, and beneficial ways to allocate land for future development. It examines residential, commercial, industrial, agricultural and recreational areas, considering factors like population growth, available public infrastructure, environmental impact, and economic needs. By integrating community goals with these considerations, the land use plan strives for balanced growth, preserves natural resources where appropriate, and enhances quality of life for citizens and visitors. Land use is the foundational element in shaping long-term community development strategies.

A land use plan integrates both existing and future land use to create a cohesive framework for managing growth and development. The analysis of existing land use helps the Township understand current trends and challenges, while the future land use component provides a roadmap for achieving future goals. This plan also serves as a guide for future rezoning and other zoning related applications. By addressing these aspects, the plan ensures that new developments are compatible with existing uses, reducing potential conflicts, and promoting a more organized, functional, and sustainable community. Additionally, this integrated approach can help identify areas that may require zoning resolution updates or strategic infrastructure improvements to accommodate future growth effectively.

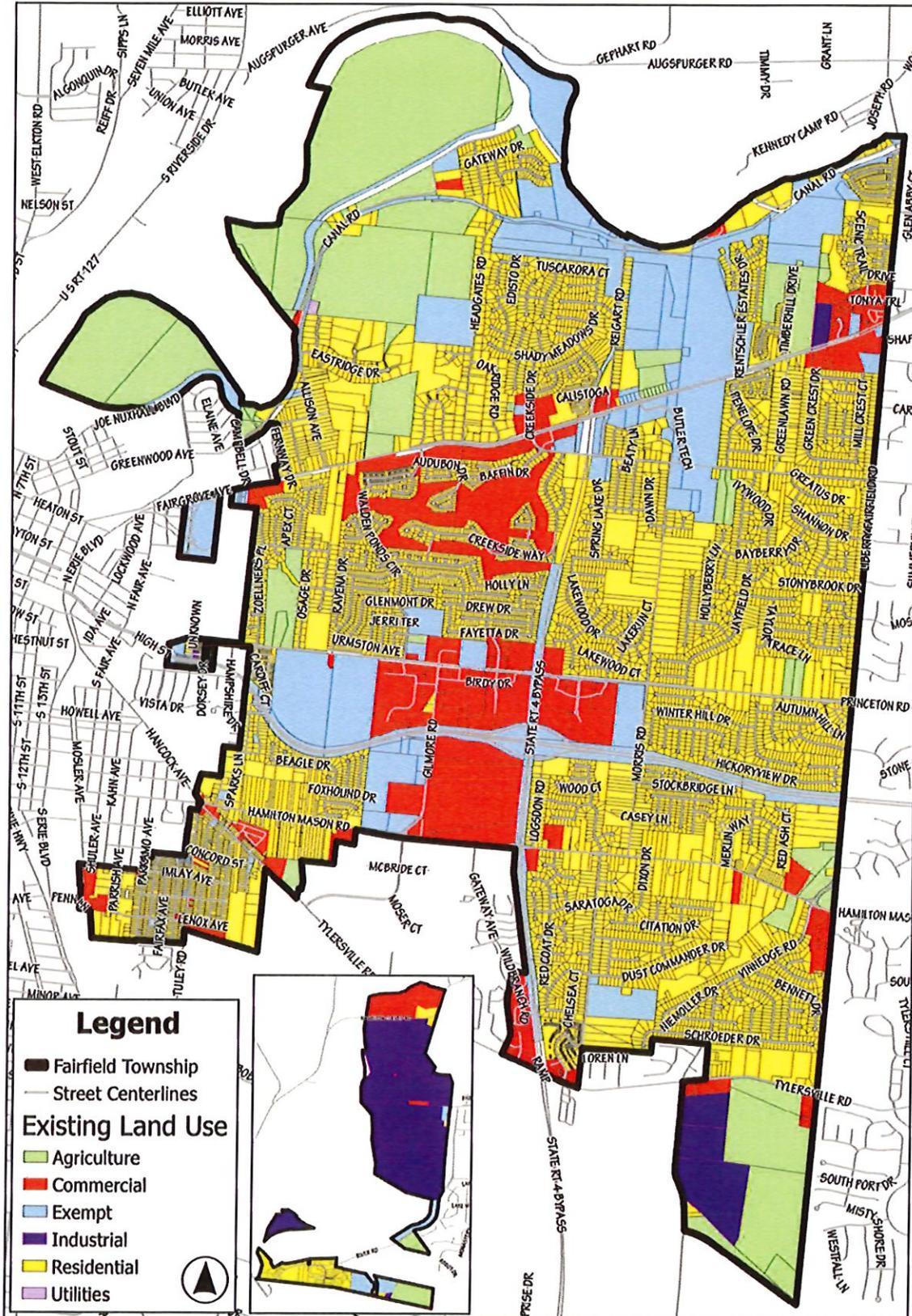
The Existing Land Use Map identifies how land is currently being utilized within a community. It involves an assessment of the current activities, developments, and functions taking place on the land, such as residential, commercial, industrial, agricultural, or public / recreational uses. In a land use plan, this section maps out the existing land use and the specific activities happening in different parts of a community. By understanding and mapping the existing land use, the Township can identify areas that are overdeveloped, underdeveloped, or in need of redevelopment, and can assess how these uses align with the overall community goals. This provides a foundation for making decisions about future development efforts.

The Future Land Use Map, on the other hand, outlines the desired vision for how land should be utilized moving forward. It involves a projection of how an area could evolve over time, taking into account factors such as population growth, infrastructure development, and economic trends. In a land use plan, the future land use section often includes recommended zoning changes, areas for new development, and locations for preserved natural spaces. This aspect of the plan aims to guide future growth in a manner that aligns with the Township's needs and long-term objectives, such as creating balanced and stable neighborhoods and promoting a growing tax revenue base.

### EXISTING LAND USE

The Existing Land Use Map on the following page is a snapshot of how the various parts of the Township are generally being utilized in 2025. This data is based upon Butler County Auditor parcel ID information and is intended to show the primary classifications of existing land uses.

EXISTING LAND USE MAP



## **FUTURE LAND USE**

A Townships' authority to direct and regulate land use originates in its responsibility to ensure the health, safety and general welfare of its residents. Establishing the general principles for land use management and regulation is the Comprehensive Plan. Arguably the most crucial component of this Plan is the Future Land Use Map and supporting text. The Future Land Use Map should serve as the vision for the future of Fairfield Township, the shape of things to come. At its core, the Future Land Use Map is a tool. It is used by the Township staff, Zoning Commission, the Butler County Planning Commission and the Board of Trustees to determine the appropriateness of future development and land use proposals. The Future Land Use Map was developed through the Comprehensive Plan Steering Committee. The Committee reviewed various development constraints and current land use trends. The various economic development districts were taken into account and uses tailored accordingly.

### **Relationship to the Zoning Resolution**

The relationship between the Future Land Use Map and the Township Zoning Resolution can be confusing at times. The Future Land Use Map is a guide for Land Use. The Zoning Resolution regulates the existing land use as determined by the particular zoning district designation. The Future Land Use Map is not a binding, legal document. However, the Zoning Resolution, by law, is legislation adopted by the Township Trustees and must be followed by Fairfield Township residents and anyone intending to develop or do business within the Township. The future land use recommended for an area may be the same as the existing zoning for that area, while in some cases the future land use recommended is different from the existing zoning. The Future Land Use Map does not change the existing zoning district in an area. A property owner must utilize the property as it is currently zoned and with all the applicable standards and requirements of the Fairfield Township Zoning Resolution.

### **Strategic Planning.**

Recognizing the diverse communities within Fairfield Township through implementing strategies to create, protect, and maintain a high-quality livable community that respects the lifestyle choices for current Fairfield Township residents, businesses and Township visitors is a critical component of the Future Land Use Element of this Comprehensive Plan.

### **Balanced Growth and Land Planning.**

Balanced Growth is one of the key elements for successful land use planning. Balanced growth refers to the amount, distribution and inter-relationships of appropriate land uses, which provide for the physical, social, cultural, and economic needs of Fairfield Township while factoring in the constraints of environmental conditions and resources.

### **Service Areas and Provision of Services.**

The cost effective and efficient provision of adequate Township services is a key component of providing for and maintaining sustainable community. To meet this goal on a Township-wide basis, the future and use plan should consider service delivery as one of the factors determining the appropriateness of future land use designations. The Future Land Use element sets the framework for coordinating these planning efforts.

## **FUTURE LAND USE CLASSIFICATIONS**

### **Future Land Use Map**

The future land use map Categories for Fairfield Township, their land use definitions and geographic locations can be found on the following pages. Using the information, analysis and input gathered during this planning exercise, a future land use map has been created. This map and associated goals and objectives represent a guide for the Township and County to utilize when considering rezoning applications and other development related applications. The future land use categories represent a vision for the build out of the Township which is likely to occur over the next 10 - 20 years. It is essential that the entire Township is accounted for on the map to ensure that future development and redevelopment activity remains consistent with the future land use map. Following are the eleven future land use categories with a brief description. As previously mentioned, these future land use categories are not the same as the Townships zoning districts as provided in the zoning resolution. However, these categories often track closely to how property is currently zoned.

### **Future Land Use Categories & Characteristics**

Agricultural  
Low Density Residential  
Suburban Residential  
Infill Residential  
Planned Residential  
General Business  
Planned Business  
Industrial  
Public / Semi-Public  
Public / Private Recreation  
Gravel Extraction

### **Agricultural**

The future land use map designates a few large tracts of land as Agricultural. These identified agricultural parcels contain various challenges to future development and have been placed in this land use classification to account for those impediments to development.

### **Low Density Residential**

Portions of the Township are well suited for lower density residential land uses, due to the attractiveness of the Township's rural setting and the existing parcel configurations in these areas. Parcels placed in this future land use classification shall be primarily identified for low density, residential development. The densities planned for Low Density Residential areas reflect existing lots that maintain deep front yard setbacks from the public roadway. Where development of land is requested in these areas, the densities and design of such proposals should be of a nature that will continue the rural character of the area or permit use of a portion of the land for preserving open space or natural features. The Low Density Residential areas will play an important role in preserving the Township's predominantly residential character. By ensuring adequate setbacks and careful placement on the lot to preserve natural features, these lands will help maintain the feeling of openness and tranquility valued by the Township.

### **Suburban Residential**

The Suburban Residential future land use classification primarily accounts for the large number of single-family home subdivisions existing throughout the Township. This residential land use is the largest of all the (existing) and future land use classifications within the Township. The future land use map recommends future single family home development consist of mainly lower density residential development. This is based upon the large amount of existing suburban residential in existence today and providing more low-density residential development helps in achieving a more balanced residential land use mix within the Township.

### **Infill Residential**

The Infill Residential future land use classification will focus on the redevelopment of single-family detached dwellings on small lots in certain areas of the Township. This plan will highlight the transformation of these properties over a long period of time through a combination of rehabilitating existing older dwellings and the redevelopment of new smaller footprint dwellings on existing lots. Currently, the primary area situated to benefit from a residential infill designation is the Homewood / Belmont neighborhood near the Five Points District focus area. By revitalizing these smaller residential lots, the infill strategy aims to enhance neighborhood vibrancy, provide more affordable housing options, and contribute to the overall growth and modernization of our suburban landscape.

### **General Business & Planned Business**

The General Business land use classification represents the most intensive areas of commercial services, offering a wide range of goods and services of varying sizes and markets. These may include shopping areas that serve consumers living well outside the boundaries of Fairfield Township, as well as more localized services, such as franchise restaurants and retail stores. Development within the General Business classification should be planned with specific consideration of such factors as compatibility with surrounding existing and planned land use; traffic safety and convenience; shared driveways and parking areas; consistent site elements, such as signs, landscaping and lighting; roadway improvements, including such elements as turning and deceleration lanes.

The primary location of the General Business classification is the State Route 129 & Bypass 4 interchange area. This is the major commercial and office destination for both the Township residents as well as a larger regional southwest Ohio visitor and worker base. A large portion of this commercial interchange area is intended to be development as a Planned Business district to maximize the land area and create unique destination based commercial based developments. Smaller pockets of General Business land use area are located along major thoroughfare routes such as State Route 4 and Bypass 4.

### **Planned Residential**

The Planned Residential land use classification accounts for the large planned community known as Walden Ponds. This classification also designates a few other parcels for future planned residential development. The Planned Residential category may also apply to senior housing options and residential incorporated into a mixed-use development. These areas should utilize the flexibility of a planned unit development zoning framework during the design process. It is encouraged that lower-density residential areas explore the use of a planned unit development before committing to a straight zone subdivision design and review process.

**Industrial**

An industrial land use classification recognizes the Township's primary industrial development site. This area is located along Tylersville Road in the southwest quadrant of the Township. This industrial area is well suited for industrial and heavy commercial uses such as manufacturing, warehousing, industrial processing and general service and distribution that can generate substantial impacts on the surrounding area. Development occurring in this area should take extra measures to properly screen their property from adjacent residential land uses.

**Public / Semi-Public**

The Public / Semi-Public land use classification identifies those areas that have existing public based land uses and facilities. These include Township and County facilities such as fire station stations, the Township Administration building and other facilities owned and used by a public entity. The ideal location for these uses includes their current sites where they currently reside, as well as, along major arterials or collectors or where they meet the future needs of Township residents.

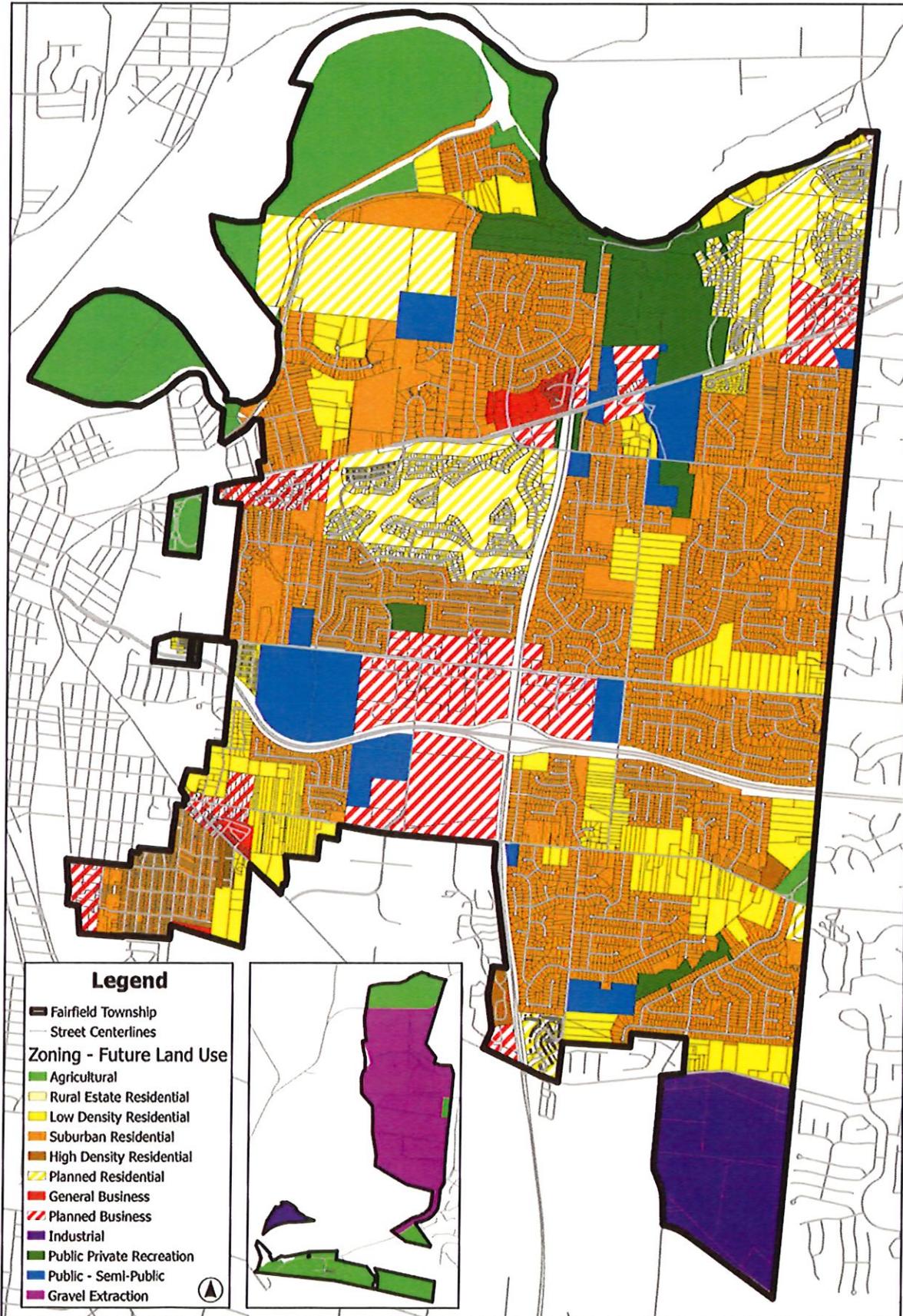
**Public / Private Recreation**

The Public / Private Recreation land use classification identifies existing or future public owned and operated recreational based facilities. Most of these sites include passive or active park facilities. New public or private recreation facility development should be considered on a case-by-case basis and take into account the adjacent land uses, roadway access and proximity to other recreational facilities.

**Gravel Extraction**

A gravel extraction land use classification has been included on the future land use map to account for an area of the Township that currently operates as a large-scale gravel extraction operation. It is not anticipated that this area is suitable for future development opportunities. This land use designation recognizes this fact and calls for a continued gravel extraction land use designation for this area.

FUTURE LAND USE MAP



CHAPTER 3 HOUSING PLAN



**COMMUNITY HOUSING PLAN**

The Housing Plan for Fairfield Township aims to provide a diverse range of residential options to meet the needs of all residents across the entire age spectrum. A key goal is to encourage the development of Planned Unit Developments (PUDs), which offer flexibility in design and allow for a mix of housing types, including single-family homes and townhouses. These developments will create cohesive, well-designed neighborhoods that incorporate open spaces, upgraded community amenities, and efficient public infrastructure.

**Residential Planned Unit Developments**

Promoting Residential Planned Unit Developments (PUDs) offers several advantages to communities and residents alike. PUDs allow for a mix of housing types, such as single-family homes and townhouses, in a cohesive design. This diversity meets the needs of various household sizes and income levels, creating more inclusive communities and addressing the changing dynamics of home ownership and affordability.

Additionally, PUDs encourage efficient land use by integrating open spaces, recreational facilities, and green areas within residential zones. This not only enhances the quality of life for residents but also promotes environmental sustainability by preserving natural resources and reducing urban sprawl. The layout of PUDs typically includes pedestrian-friendly infrastructure, making it easier for people to walk or bike. Finally, PUDs often provide a sense of community by fostering interaction among residents. Shared amenities like parks, community centers, and walking trails encourage socialization and help build strong neighborhood ties. This sense of community is crucial in creating stable, thriving areas where residents feel connected and engaged.



## Mixed Use Developments

Mixed-use developments will also play a vital role in the housing strategy, combining residential units with commercial and recreational spaces. By creating vibrant, walkable neighborhoods that blend housing with retail, dining, and public spaces, these developments will reduce traffic congestion, increase access to essential services, and create a sense of community. This approach ensures that the community remains vibrant and dynamic, meeting the diverse needs of its growing population through time.

## Senior Housing

In addition to PUDs, there is a strong focus on expanding senior housing options. This recognizes the growing need for age-friendly housing, and recommends providing a variety of senior living options, including independent living, assisted living, and memory care facilities. These will be integrated into appropriate residential areas to foster inclusivity and promote intergenerational connections.



To address the growing demand for senior housing, the plan recommends designating specific areas within the community for the development of senior living facilities. These zones should be located near essential services, including healthcare facilities, public transportation, and retail centers, ensuring accessibility for older adults. Another approach is the integration of senior housing into mixed-use developments, promoting community engagement and social interaction. Such developments could offer a variety of living options, from independent apartments to assisted living spaces, fostering inclusivity and diverse housing choices.

## Residential Architectural Design Guidelines

The implementation of architectural design guidelines into the Zoning Resolution is critical for maintaining Fairfield Township's aesthetic quality, character, and long-term sustainability of both residential and commercial buildings. Historically, the Township has required limited architectural design requirements on commercial planned unit development projects only. By providing clear, consistent standards, architectural guidelines help create visually cohesive neighborhoods and vibrant commercial areas that are both appealing and practical for residents, businesses, and visitors.

For residential areas, architectural design guidelines serve to preserve the overall aesthetic of the neighborhood while accommodating diversity in home styles. These guidelines should address aspects such as building scale, exterior material use, rooflines, and garage details. This ensures that new homes respect the architectural harmony of the area, enhancing property values and fostering a sense of place.

