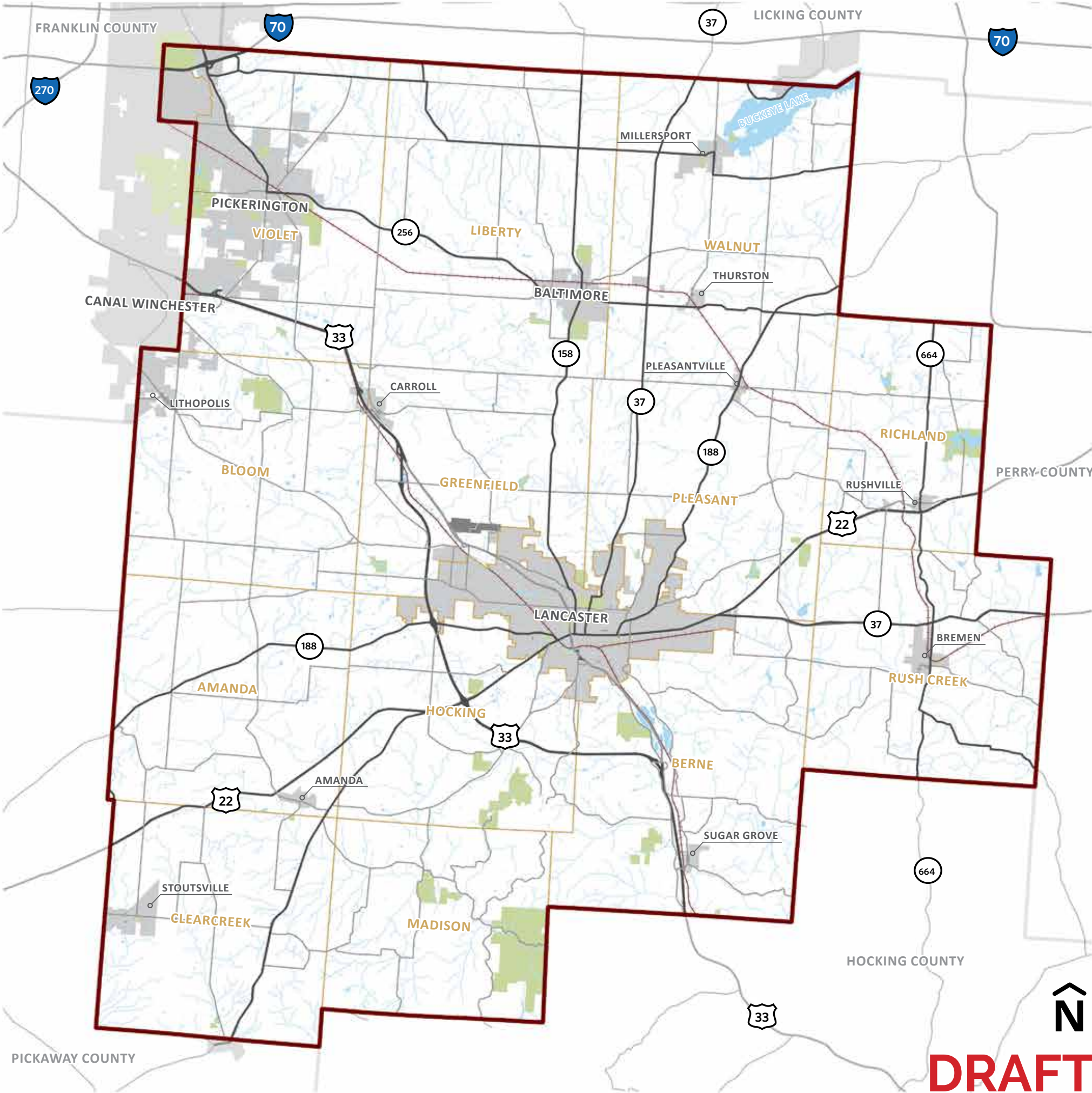


# PLANNING AREA

Fairfield County Economic Development and Comprehensive Plan Update

- Interstate
- US Highway
- State Highway
- County Boundary
- Townships
- Water
- Parks
- Railroads



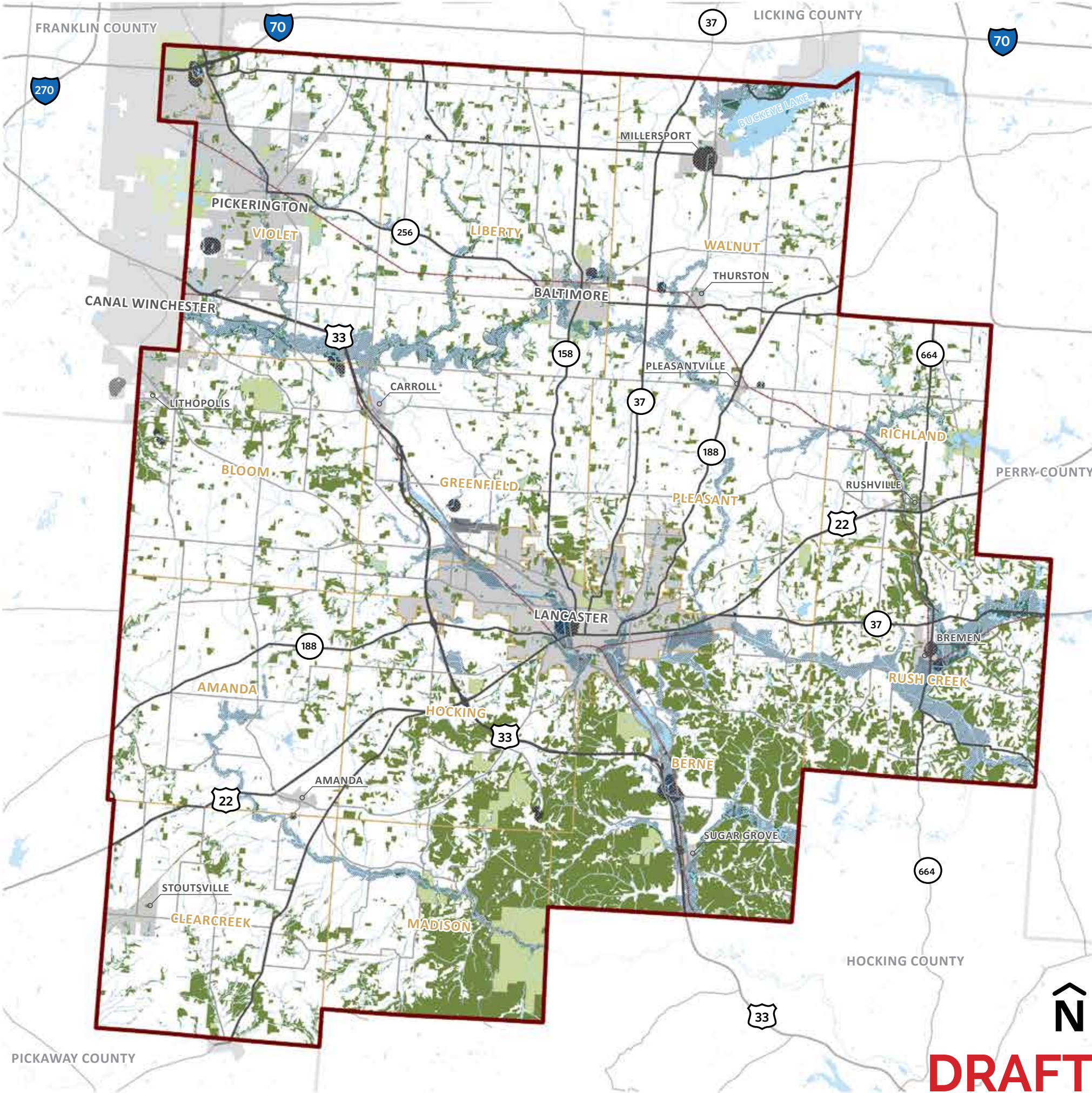
DRAFT



# ENVIRONMENTAL ASSETS

Fairfield County Economic Development and Comprehensive Plan Update


- Interstate
- US Highway
- State Highway
- County Boundary
- Townships
- Railroads
- Water / Wetlands
- Parks
- Blueway Protection Areas
- Wellhead Protection Areas
- Forested Areas








# CONSTRAINED LAND



Fairfield County Economic Development and Comprehensive Plan Update


-  Interstate


 US Highway


 State Highway


 County Boundary

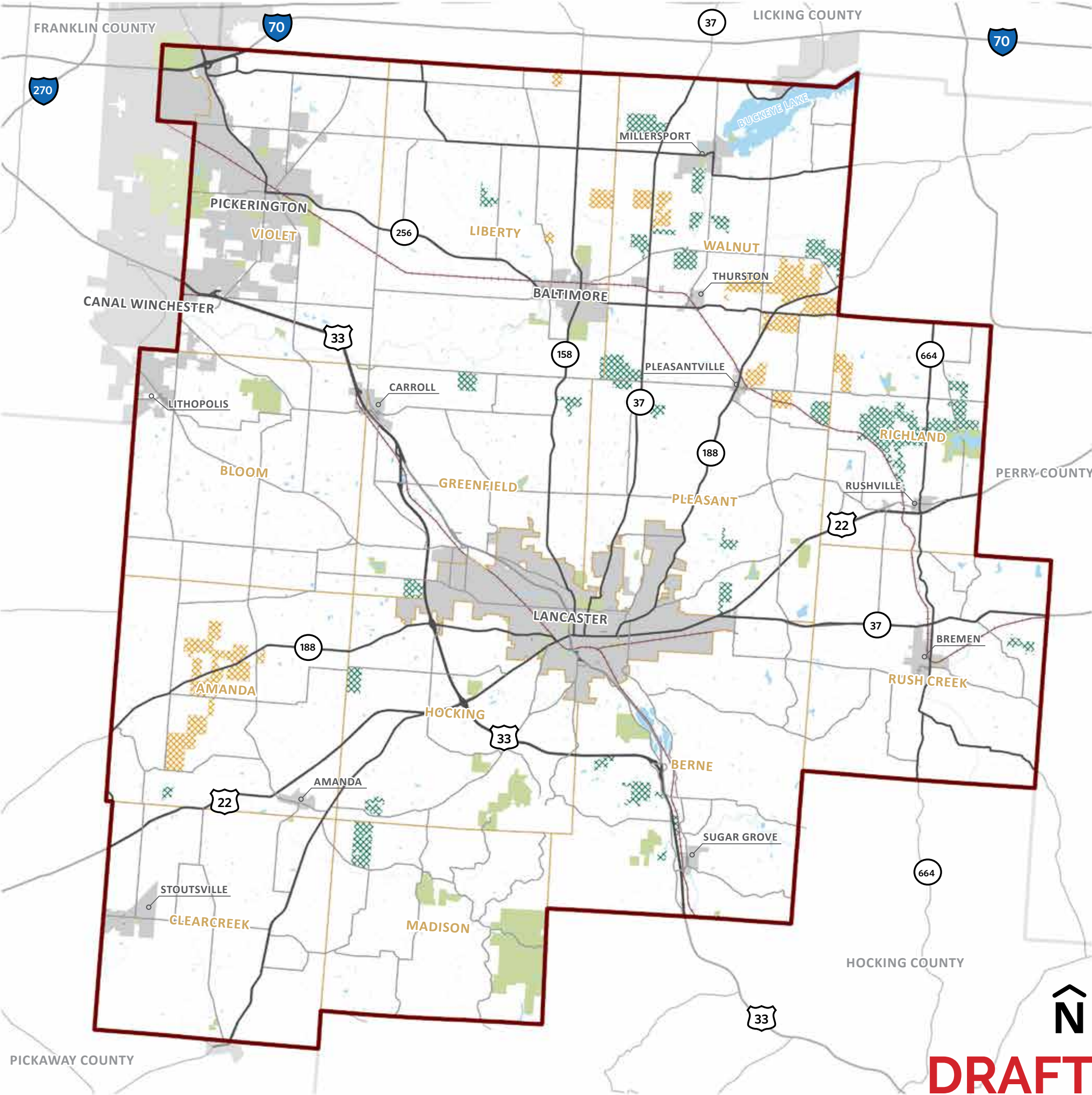
 Townships
-  Water

 Parks

 Railroads

 Commercial Solar Leases

 Protected Farmland





# OIL AND GAS NETWORK

Fairfield County Economic Development and Comprehensive Plan Update

Interstate

US Highway

State Highway

County Boundary

Townships

Water

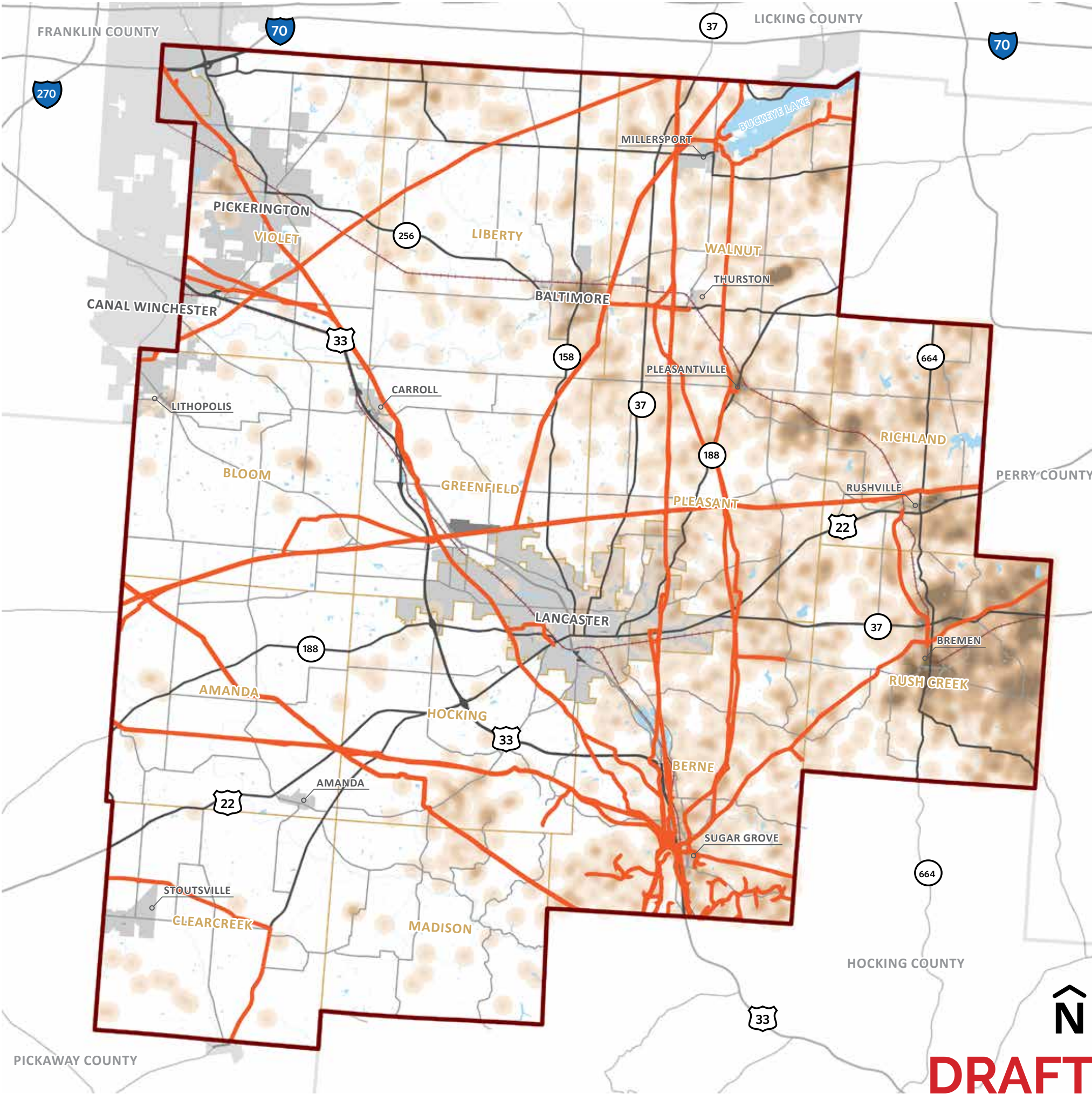
Railroads

Interstate Gas Lines

Oil and Gas Wells

LESS DENSE


MORE DENSE








# EXISTING LAND USE


Fairfield County Economic Development and Comprehensive Plan Update


-  Interstate


 US Highway



 State Highway


 County Boundary


 Townships


 Water


 Railroads


 Non CAUV Agriculture
-  Agriculture


 Parks


 Residential

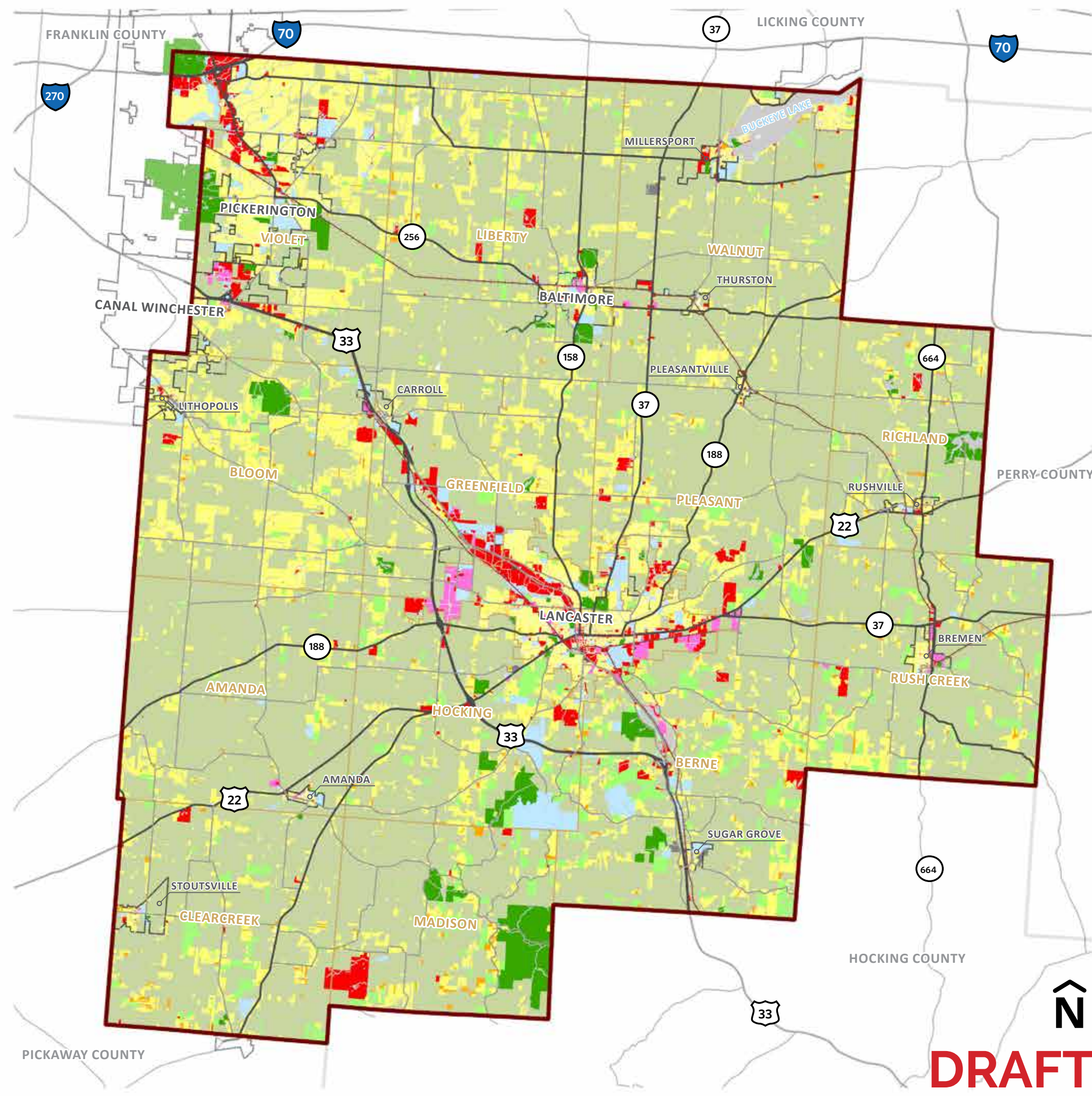
 Multi-family Residential

 Commercial

 Industrial

 Public


 Utility








# GENERAL ZONING


Fairfield County Economic Development and Comprehensive Plan Update


-  Interstate


 US Highway



 State Highway


 County Boundary


 Townships


 Water


 Railroads


 Recreation
-  Agriculture


 Rural Residential


 Residential

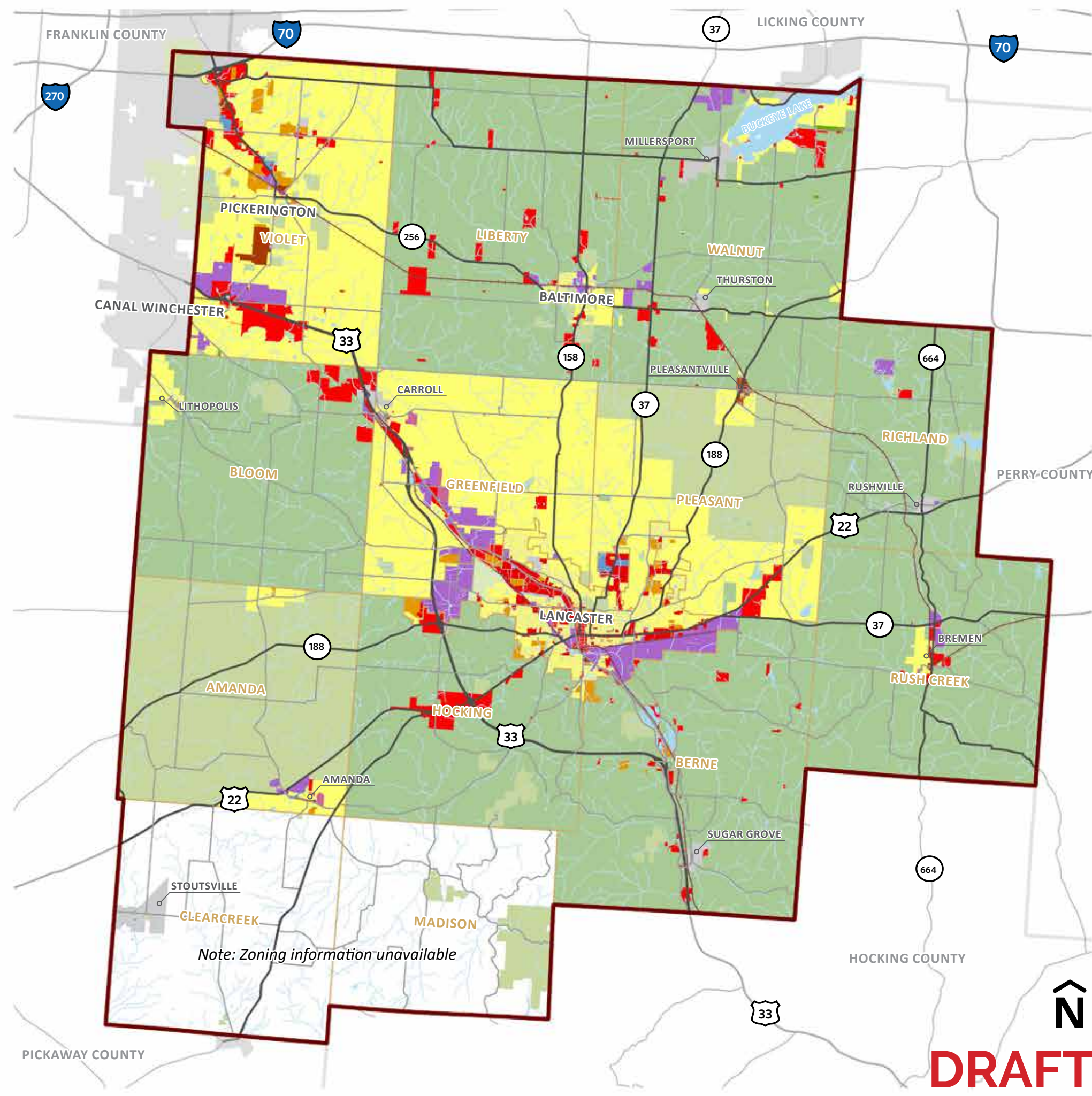
 Multi-family Residential

 Commercial

 Industrial

 Mixed-Use


 Special Use








# FUTURE LAND USE


Fairfield County Economic Development and Comprehensive Plan Update


-  Interstate


 US Highway


 State Highway


 County Boundary



 Townships


 Water


 Railroads


 Priority Areas


 Open Space


 Traditional Agriculture
-  Low Impact and Conservation


 Mixed Rural


 Rural Residential


 Suburban Residential

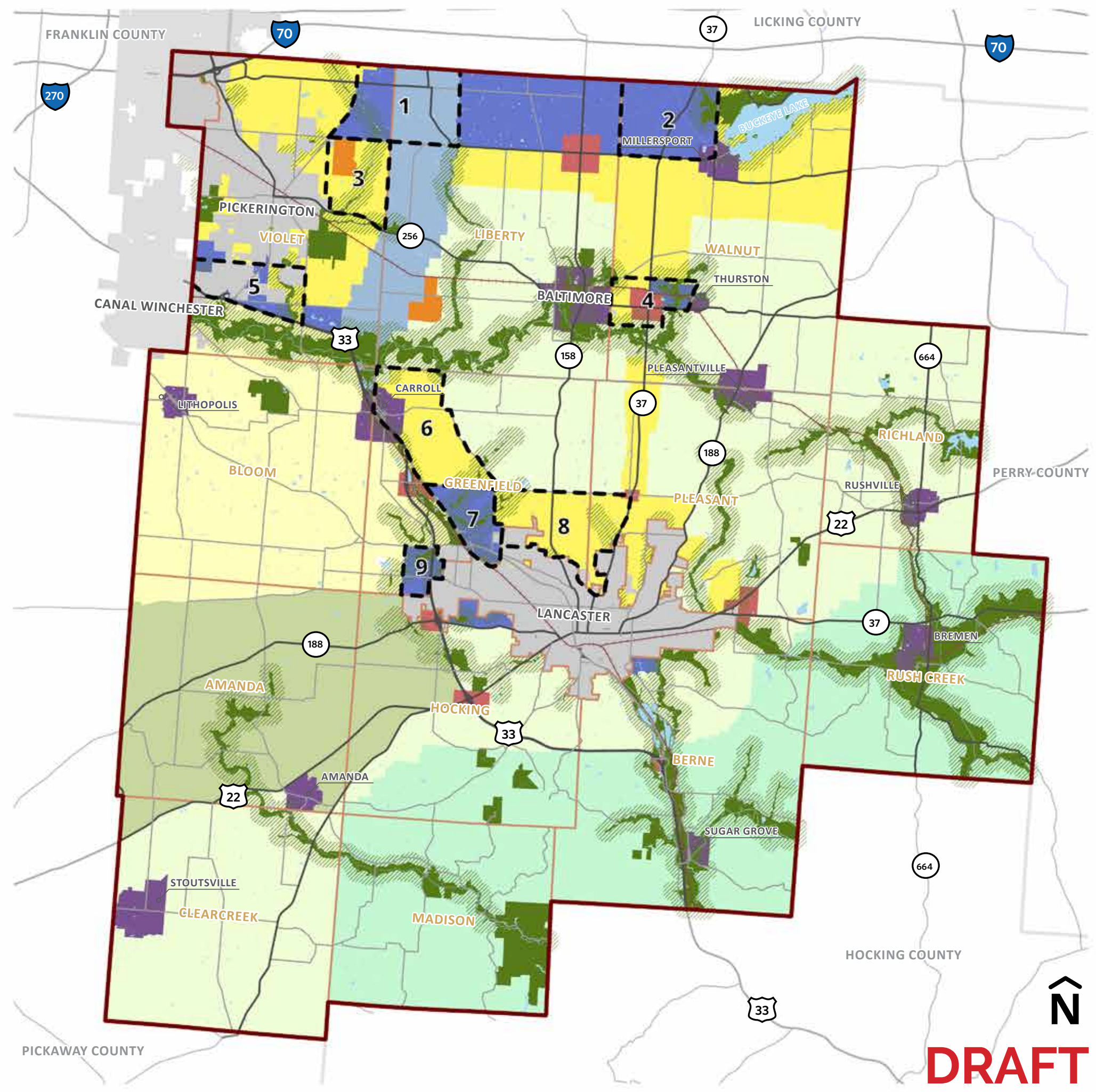
 Employment Center

 Crossroad Center

 Village Center

 Mixed Use Center

 Growth Corridor





# BUILDING PROFILE

Fairfield County Economic Development and Comprehensive Plan Update

-  Interstate

 US Highway

 State Highway

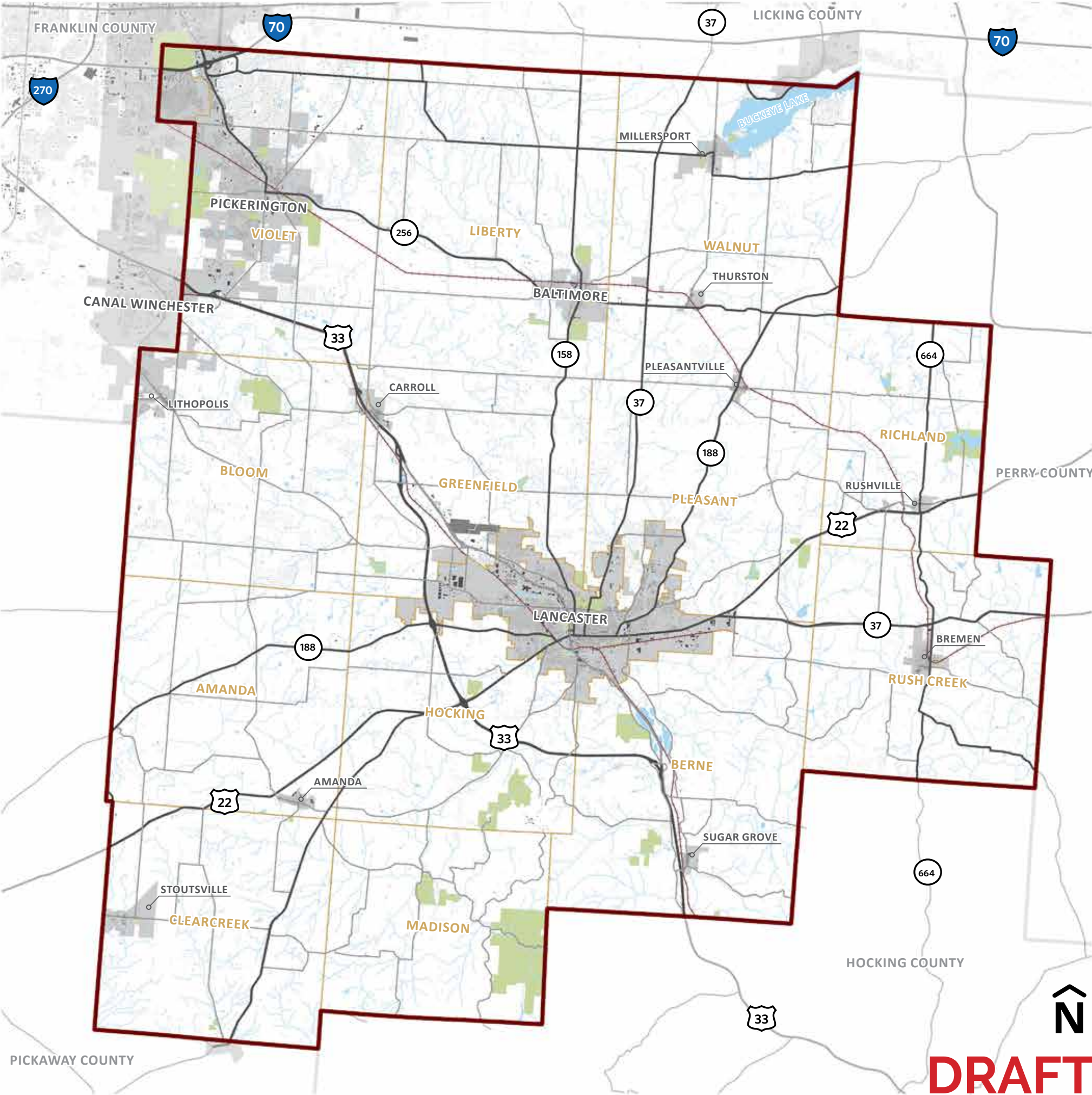
 County Boundary

 Townships
-  Building Footprints

 Water

 Parks

 Railroads





# DEVELOPABLE LAND

Fairfield County Economic Development and Comprehensive Plan Update

Interstate

US Highway

State Highway

County Boundary

Townships

Developable Land\*

Developed / Constrained Land

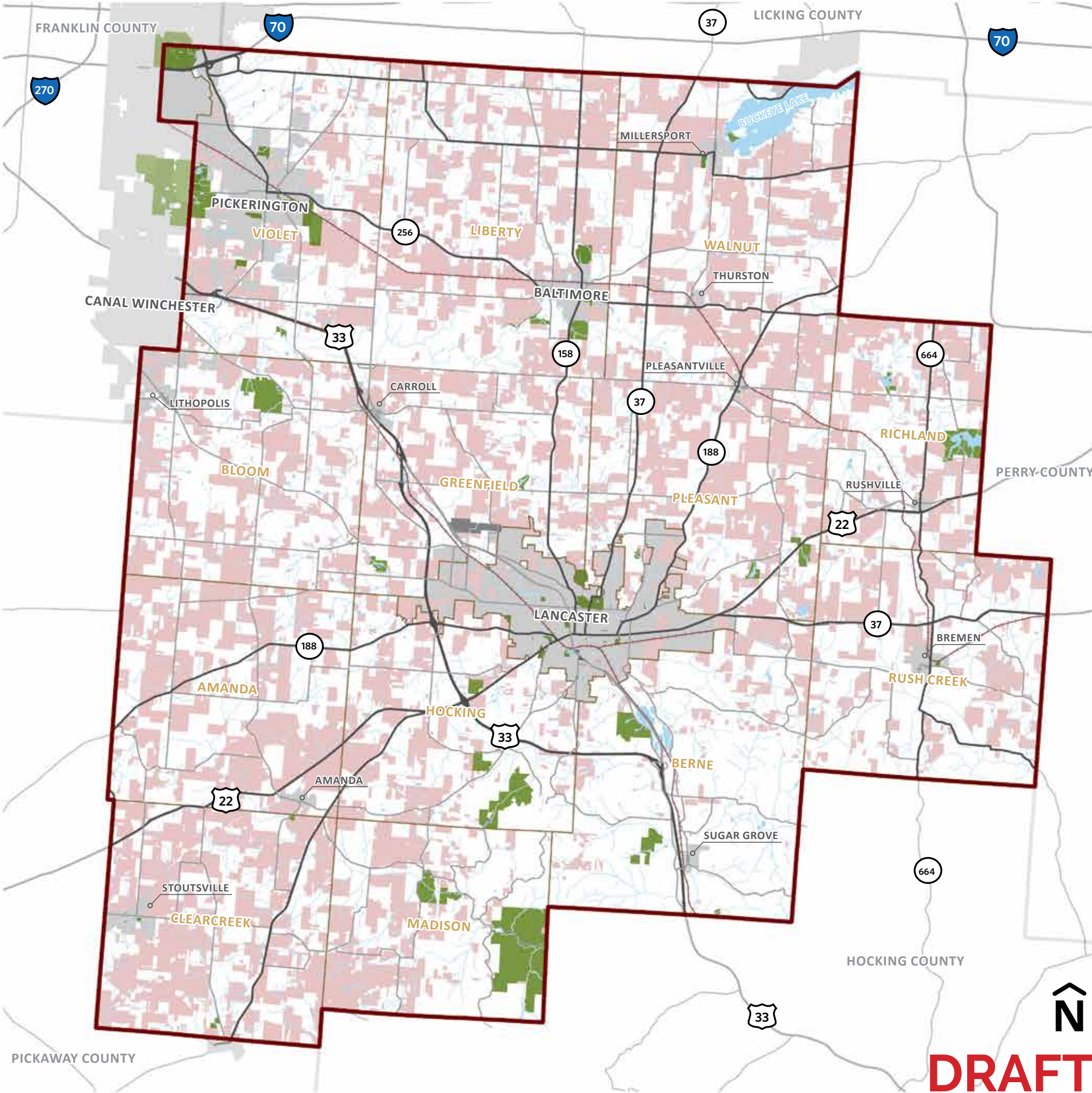
Water

Parks

Railroads

*\*Developable land was identified using the following criteria:*

- 1. Properties equal to or greater than 5 acres in size;*
- 2. Properties not designated for other uses (protected farms, conservation areas, solar leases, etc.);*
- 3. Properties with minimal to no floodways or floodplain;*
- 4. Properties with no significant slopes; and,*
- 5. Properties with a building appraised value less than or equal to \$100,000 (average appraised building value for the County is \$175,000)*





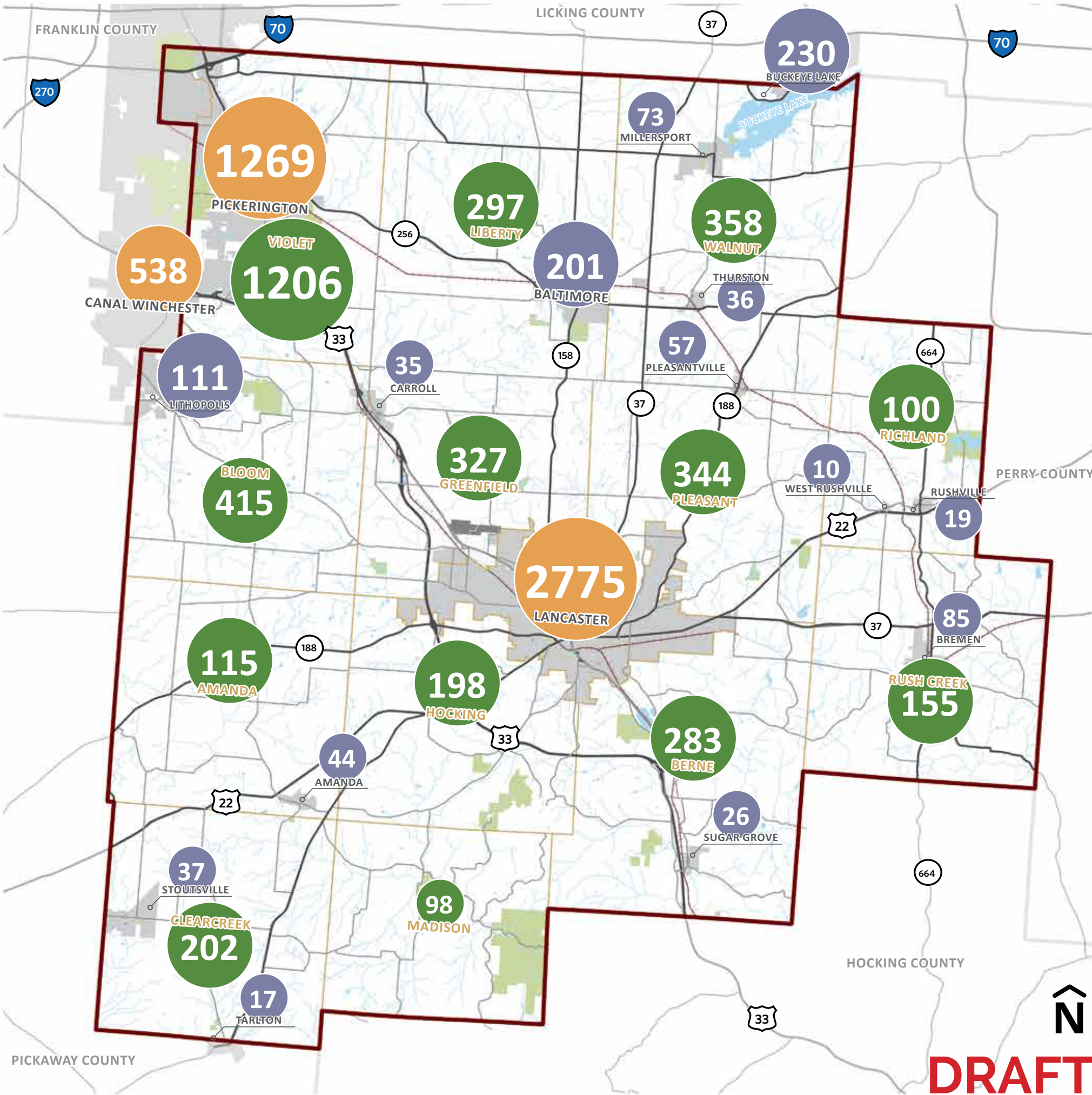
# HOUSING UNITS BY 2032

Fairfield County Economic Development and Comprehensive Plan Update

- Interstate
- US Highway
- State Highway
- County Boundary
- Townships
- Water
- Parks
- Railroads

- Unincorporated Township Housing Projections
- Village Housing Projections
- City Housing Projections

*Note: Distribution of projected housing units by community was calculated using 2020 U.S. Census data. Percent portion of overall county housing units was determined for each village, city, and township. That percentage was then applied to the overall BIA housing projection (9,410 units by 2032) to identify projected housing growth for each community.*





# GROWTH CONCEPT

Fairfield County Economic Development and Comprehensive Plan Update

Interstate

US Highway

State Highway

County Boundary

Townships

Railroads

**Employment Areas**  
Areas with potential for job or employment growth based on location and surrounding context.

**Mixed-Use Center**  
Areas with potential for consolidated development of commercial, residential, and office uses.

**Village Centers**  
Areas with potential for commercial and residential growth within centers to strengthen existing villages and rural communities.

**Crossroad Center**  
Areas with potential for commercial and community services near major roadways or intersections.

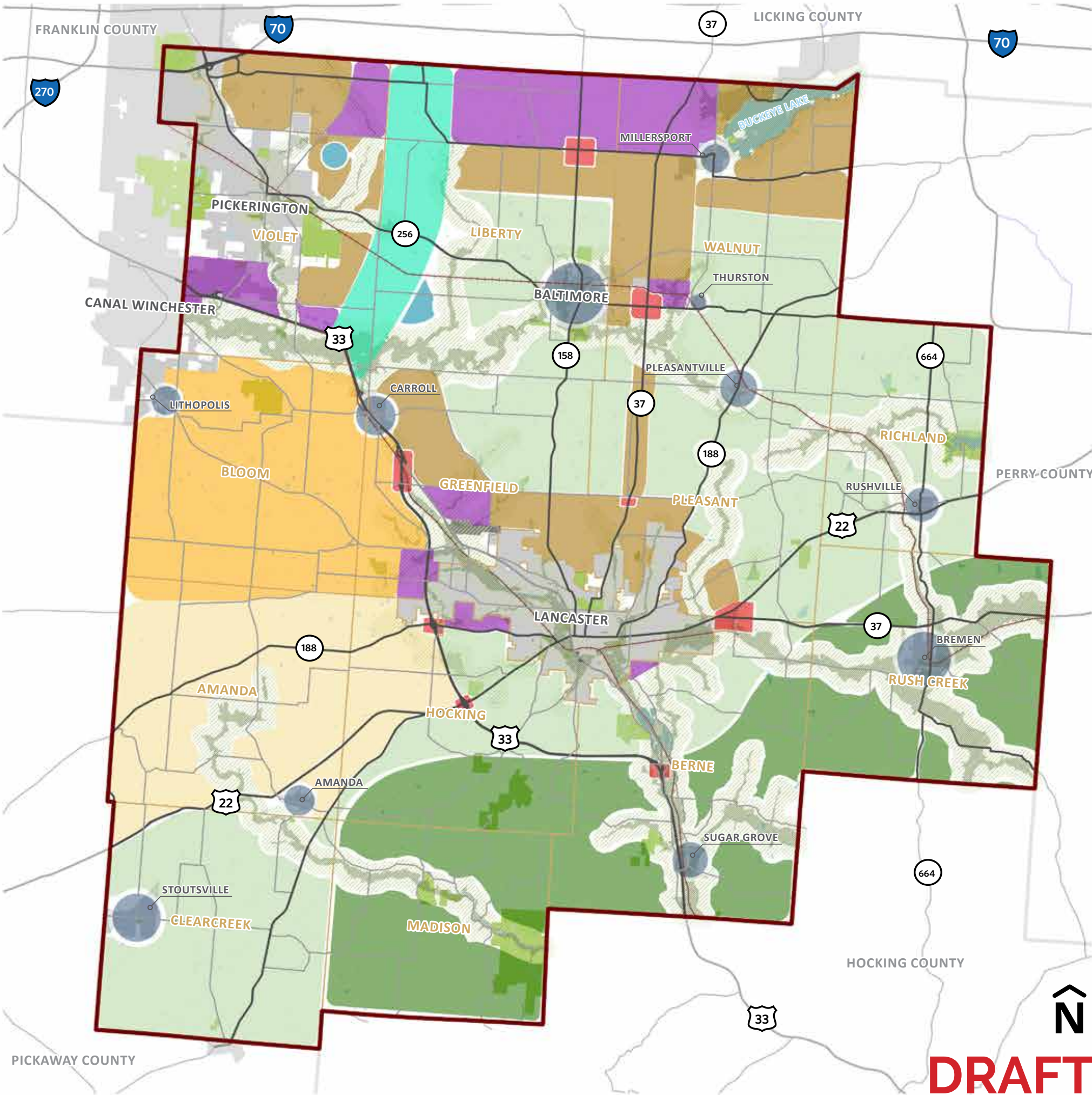
**Growth Corridor**  
Areas with potential for job or employment growth near major intersections and home or residential growth along the potential US-33 / I-70 connector.

**Residential Areas**  
Areas with potential for home or residential growth based on location, access to services, and surrounding context. Character would vary across the County to complement existing communities.

**Low Impact / Conservation**  
Areas with potential for limited growth that prioritizes access and preservation of natural features including stream corridors, conservation areas, and view sheds.

**Agriculture**  
Areas with potential for continued agricultural uses, farmland, and rural conservation.

**Stream Corridors**  
Areas with potential for continued preservation of stream, creeks, and water features.





# GROWTH CONCEPT

Fairfield County Economic Development and Comprehensive Plan Update

Interstate

US Highway

State Highway

County Boundary

Townships

Developable Land

Railroads

**Employment Areas**  
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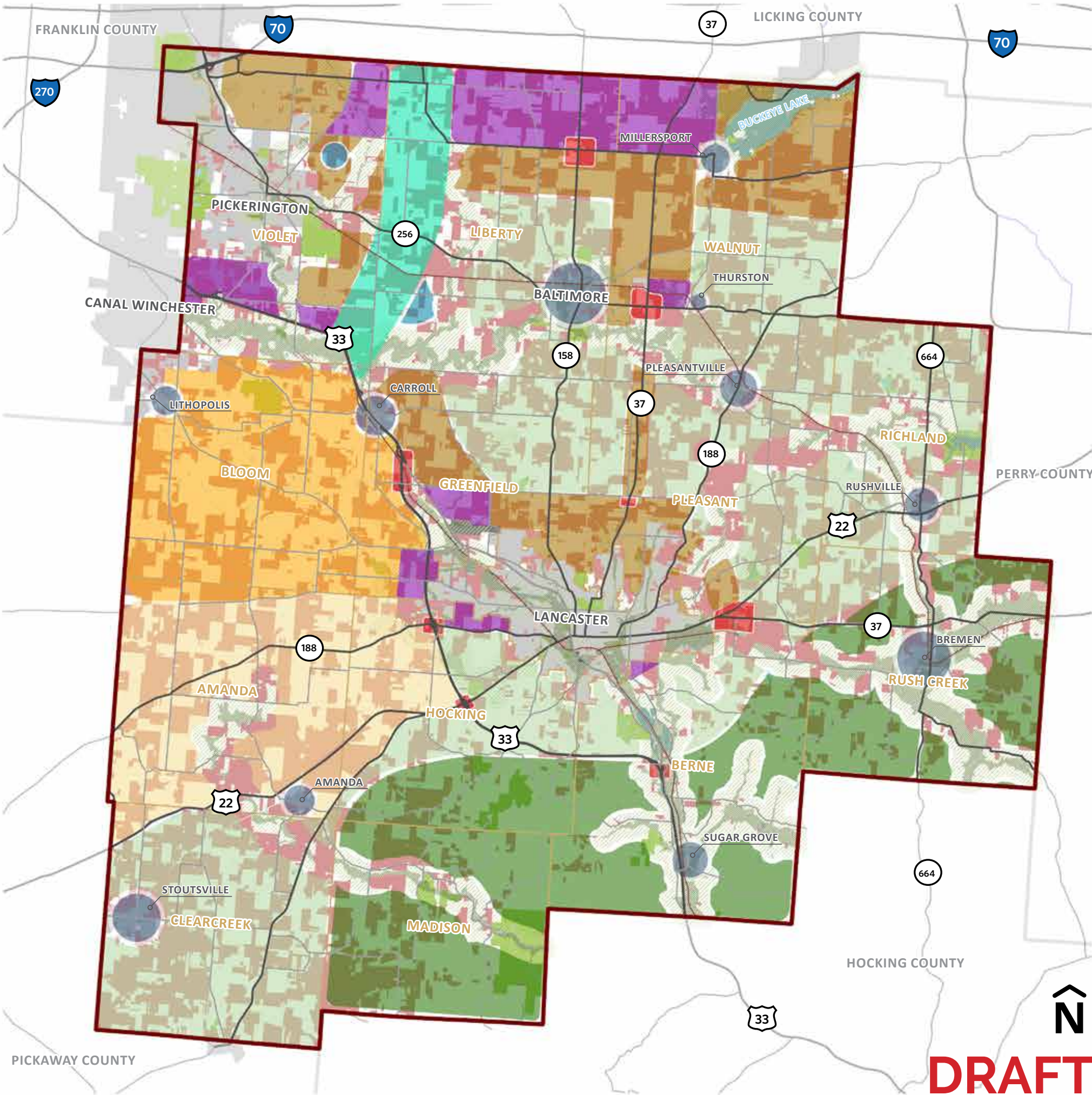
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**Stream Corridors**  
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# PLANNING ISSUES

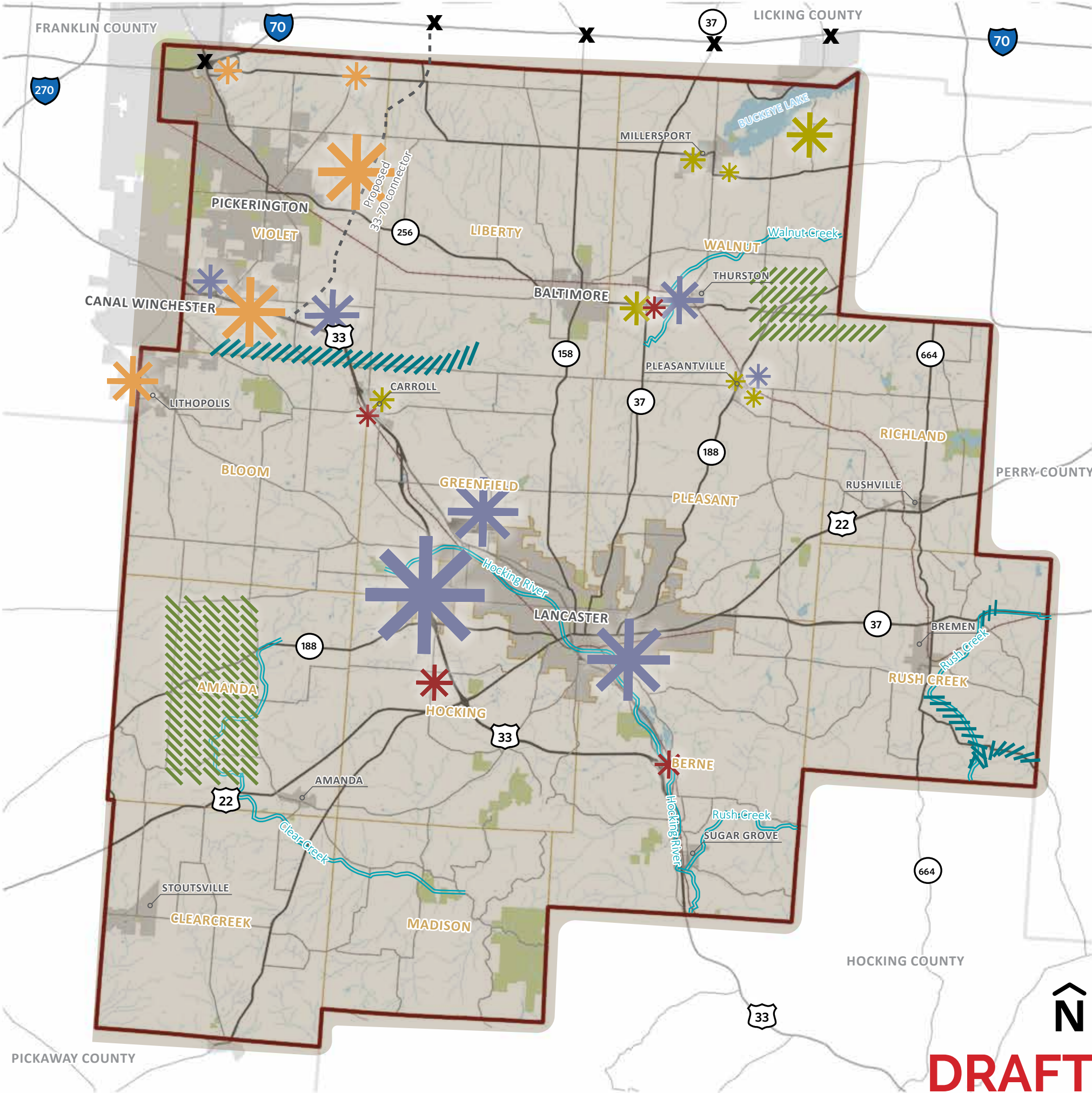
Fairfield County Economic Development and Comprehensive Plan Update

The map depicts information gained from interviews with local jurisdiction elected officials and representatives.

- Interstate
- US Highway
- State Highway
- County Boundary
- Townships
- Water
- Parks
- Cities/Villages
- Railroads
- Major Roadways

## OPPORTUNITIES / CONSTRAINTS

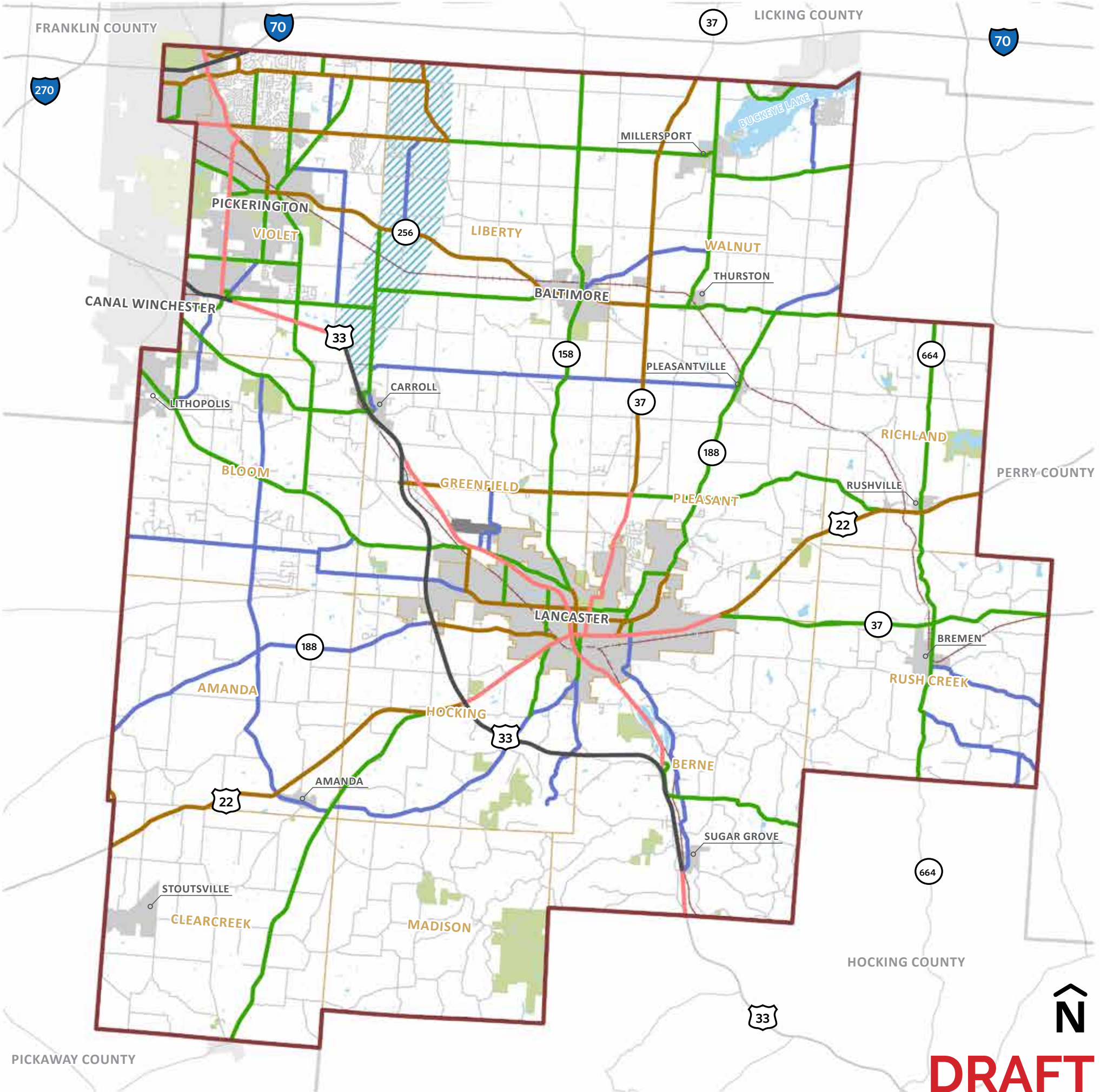
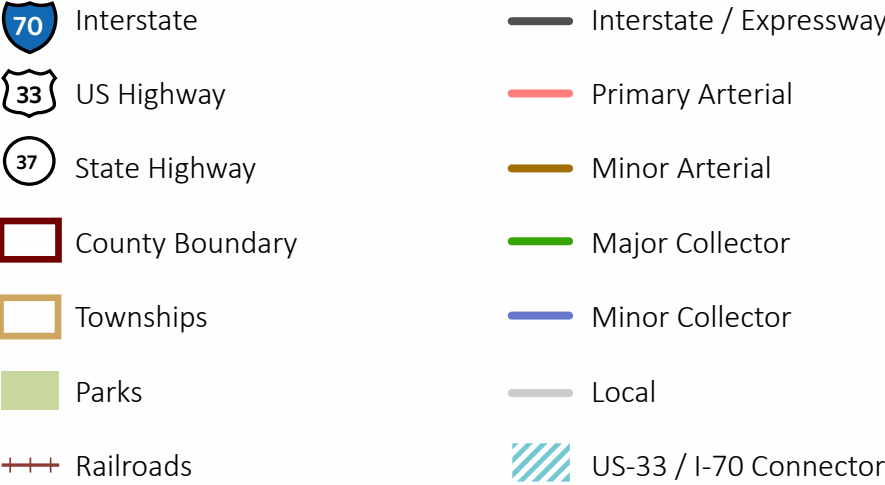
- Manufacturing/Logistics**  
Areas with existing or potential for manufacturing uses or warehouse and logistics.
- Commercial/Office**  
Areas identified with development potential or that show signs of emerging commercial and/or office space.
- Mixed Use**  
Locations identified for mixed use development.
- Residential**  
Areas identified with potential for single-family, multi-family, and/or senior housing development.
- Agriculture with Low-Density Single Family**  
Reflects existing conditions.
- Proposed Solar Farms**
- Major Waterways**
- Major Floodways**
- Interchanges with 1-70**





# THOROUGHFARE PLAN

Fairfield County Economic Development and Comprehensive Plan Update



  
**DRAFT**