



**Greenfield Township  
Fairfield County  
Ohio**

**COMPREHENSIVE  
LAND USE PLAN**

**MAY 2026**

2026 Greenfield Township – Fairfield County, Ohio – Comprehensive Land Use Plan

Adopted: May 13, 2026

*“This is a pivotal point. Decisions regarding growth and development must strike the appropriate balance among a healthy economy, providing homes for current and future generations, and protecting the County’s agricultural roots and natural landscape.”*

(FAIRFIELD COUNTY COMPREHENSIVE PLAN - February 2, 2024 - EXECUTIVE SUMMARY SECTION 1.1)

---

**Table of Contents**

SIGNATURE PAGE ..... 4

EXECUTIVE SUMMARY ..... 5

Introduction and Overview of Greenfield Township..... 6

2. Greenfield Township: A Brief History ..... 6

3. Township Services ..... 7

    A. Township Roads..... 7

    B. Fire Protection and Emergency Medical Services (EMS) ..... 7

    C. Zoning ..... 7

    D. Cemeteries..... 7

4. Township Government..... 8

    A. Township Revenue..... 8

    B. Ohio Home Rule..... 8

    C. Township Facilities ..... 8

    D. Township Employees..... 8

    E. Joint Functions ..... 9

    F. Trustee Appointed Committees ..... 9

        i. Zoning Commission..... 9

        ii. Board of Zoning Appeals..... 9

5. School Systems ..... 10

6. Population and Housing..... 10

7. Education, Employment, and Income..... 10

8. Commute and Travel..... 10

9. Natural Resources .....	11
A. Farmland and Agriculture .....	11
B. Wetlands.....	11
C. Floodplains .....	12
D. Creeks and Streams .....	13
E. Watersheds and Water Quality .....	14
10. Community Involvement .....	15
11. Future Land Use Plan.....	15
A. Vision.....	16
B. Balance of Land Uses .....	16
C. Focus Areas.....	18
I. US Route 33 Corridor .....	18
II. Carroll .....	18
III. Wilson Road Corridor.....	18
IV. Remainder of Unincorporated Township.....	18
Current Land Use Descriptions.....	19
Future Land Use Descriptions .....	19
1. General Industrial District.....	20
2. Business District .....	20
3. Suburban Residential District .....	20
4. Special Use District.....	20
EXHIBIT A: Current Greenfield Township Zoning Map .....	21
EXHIBIT B: Future Land Use Map.....	22

**SIGNATURE PAGE**

Trustee Meeting, May 13, 2026

Motion to approve *Jennifer* second *Dave*

Roll call:

Jennifer Sitterley	<u>✓</u>	<i>Jennifer Sitterley</i>
Lonnie Kosch	<u>✓</u>	<i>Lonnie A. Kosch</i>
Dave Cotner	<u>✓</u>	<i>Dave Cotner</i>

Witnessed

*Angela Bichard*

Angela Bichard - Greenfield Township Fiscal Officer

## EXECUTIVE SUMMARY

**PURPOSE:** The 2026 Greenfield Township, Fairfield County Comprehensive Land Use Plan is a comprehensive plan that has been developed to guide future growth in this 20,160-acre township over the next 15-20 years to preserve its rural character, manage suburban growth pressures, and enhance community livability.

**VISION STATEMENT:** Maintain Greenfield Township as a rural community with vibrant agricultural heritage, while accommodating sustainable growth in designated areas to support economic vitality and resident needs.

**CONTEXT:** Located between the City of Lancaster and the City of Columbus, Greenfield faces suburbanization due to Fairfield County's 8%+ population growth (2010-2020) and regional developments like Intel and Magna. The township's US Route 33 corridor and proximity to urban centers drive demand for residential and commercial development.<sup>1</sup>

Through this document, Township leaders hope to mitigate the effects of future development on the township while maintaining the rural and agricultural nature that community residents want to protect. At times, the future vision for a community contrast with an individual property owner's view of the best use of their land. The Zoning Department and Board of Trustees that are responsible for creating this document are aware of these issues and have worked hard to strike a balance between the two.<sup>2</sup>

**PLANNING PROCESS:** Public sentiment has played a large role in the development of this plan. Residents of Greenfield Township offered their thoughts and opinions concerning future development at multiple public Board of Trustee meetings and Zoning Commission meetings between 2024-2026. The information gathered through this process, as well as information coordinated with the Fairfield County Regional Planning Commission, to ensure compliance with the Ohio Revised Code 519, served as the primary guide for decisions made during this planning effort.

---

<sup>1</sup> <https://www.co.fairfield.oh.us/rpc/CPU/project-goals.html>

<sup>2</sup> <https://www.greenfieldtwp.org>

## Introduction and Overview of Greenfield Township

The [Ohio Revised Code, Section 519.02](#), empowers the township board of trustees to establish zoning regulations in the interest of public health and safety, in accordance with a comprehensive plan. This document will serve as the basis and rationale for future zoning decisions that are made in this community.

This plan is designed with the unincorporated Greenfield Township in mind. The Village of Carroll lies entirely within the township but is a separate entity with its own governing structure.

The boundaries of the planning area are more or less: Liberty Township to the north, Pleasant Township to the east, the City of Lancaster and the Township of Hocking to the south, and Bloom Township to the west.

## 2. Greenfield Township: A Brief History

Greenfield Township was established in 1805 and named after the “green fields” within its borders.<sup>3</sup> It was by proclamation of the Northwest Territories Governor Arthur St. Clair, that Fairfield County was established on December 9, 1800, at which time, the county contained nearly all of present day Fairfield, Licking and Knox Counties and portions of present day Perry, Hocking and Pickaway Counties.

For the majority of its existence, Greenfield Township has existed as an agricultural community. In 1822 -1823 the surveying for the Ohio Canal was taking place. Along that survey line small villages were being laid out. In 1829 the Village of Carroll was laid out as the junction of two canals, named after Charles Carroll of Carrollton, the last surviving signer of the Declaration of Independence at the time.<sup>4</sup>

In the last half of the twentieth century, the township began transitioning into a rural bedroom community (14%) with a strong agricultural presence (86%). The township is at a point in history where strong agricultural, residential and business contingents all exist in the township and the goal is to balance them to form a self-sustaining viable community that serve all residents. With a current population of over 5,700 (2020 Census), 73% of residents stay in the same home for 5+ years, indicating strong community ties.

---

<sup>3</sup> <https://archive.org/details/historyoffairfie00mill/page/134/mode/2up> History of Fairfield County Ohio, by Miller, Charles Christian (1912). Page 135.

<sup>4</sup> <https://web.archive.org/web/20170814070128/http://www.ci.carroll.oh.us/>

### **3. Township Services**

#### **A. Township Roads**

Care and maintenance of the township road system is the largest function of townships today. The Township maintains 36.978 miles of roadway.<sup>5</sup> The maintenance of these roads and road right-of-ways includes paving, repairs, snow/ice removal, ditching, and mowing per requirements of the Ohio Department of Transportation and the Ohio Revised Code.

#### **B. Fire Protection and Emergency Medical Services (EMS)**

Ohio law permits townships to provide fire protection directly or by contract with townships, municipalities and other jurisdictions in order to protect lives and property efficiently. Greenfield Township operates its own department for fire protection and EMS Services.

#### **C. Zoning**

Zoning is the regulation of the use of land and buildings that permits a community to control the development and use of its territory. It provides for orderly growth by protecting homes and property from harmful use on neighboring properties. Any zoning restriction must have a reasonable relationship to public health, safety, comfort, convenience, prosperity or general welfare. Ohio law provides for the submission of a zoning plan to the electors of a township and provides for the administration, enforcement and amendment of the zoning plan if it is adopted. Greenfield Township has used zoning authority since 1959 when zoning was approved by township voters.<sup>6</sup>

#### **D. Cemeteries**

Townships in Ohio manage more than 1,800 cemeteries. Voters must approve the purchase or appropriation of land for a cemetery, but once it is established, the township trustees have the authority and obligation to sell plots, set up service fees, maintain the cemetery and provide for expansion. Greenfield Township currently maintains eight (8) cemeteries located within the Township.<sup>7</sup>

---

<sup>5</sup> <https://www.greenfieldtwp.org/pdf/02.08.23-Minutes.pdf>

<sup>6</sup> <https://www.greenfieldtwp.org/pdf/Zoning-Code-Book.pdf>

<sup>7</sup> [https://www.greenfieldtwp.org/Greenfield-Township-Cemetery-Department.html#:~:text=LOCATION%20MAP,Bush%20\(Graybill\)%20Cemetery](https://www.greenfieldtwp.org/Greenfield-Township-Cemetery-Department.html#:~:text=LOCATION%20MAP,Bush%20(Graybill)%20Cemetery)

## **4. Township Government**

### **A. Township Revenue**

Townships receive revenue from local property taxes (although raises in property tax must be approved by voters) and from the gasoline and motor vehicle license taxes, as well as local government money from the state.

### **B. Ohio Home Rule**

Townships possess only those powers expressly delegated to them by statute, or those which are reasonably implied from those delegated, which include the powers previously mentioned. In general, townships do not possess broad police powers or the ability to provide for public health. An exception to this general rule is found in Chapter 504 of the Ohio Revised Code, which permits townships with at least 5,000 residents in the unincorporated area to adopt a limited home rule government. If adopted, limited home rule townships may exercise “all powers of local self-government,” subject to certain exceptions. Such authority is limited to the unincorporated areas of the township and resolutions of the township may only be enforced by civil fines up to \$1,000. The Township currently does not have limited home rule.

### **C. Township Facilities**

The Greenfield Administrative Building is located at 4663 Carroll Cemetery Road NW, Carroll and the Greenfield Township Fire Department is located at 3245 Havensport Rd NW, Carroll. These two properties total roughly 16 acres of land.

### **D. Township Employees**

The Greenfield Township Road Department has two full-time employees. Responsibilities include paving, berming, and ditching the township roads; mowing township right-of-way and grounds; snow/ice removal; removal of debris (trees, dead animals, etc.) from roads; and other physical labor needed by the township.

The Greenfield Township Zoning Department has one part-time zoning inspector, whose responsibilities include inspections and enforcement of the zoning resolution and staff reports to the BZA, Zoning Commission, and Township Trustees regarding land-use planning and zoning.

The Greenfield Township Fire Department has approximately ten (10) full-time and twenty-seven (27) part-time firefighter/EMT's, whose responsibilities include responding to fire and medical emergencies, haz-mat situations, search and rescue, extrication, home safety inspections, extinguisher training and local sporting events, including schools.

## **E. Joint Functions**

Law enforcement is supplied by the Fairfield County Sheriff's Department.

## **F. Trustee Appointed Committees**

### **i. Zoning Commission**

Pursuant to Ohio Revised Code Section 519.04, Duties of the Zoning Commission, the Zoning Commission's duties include:

1. Initiate proposed amendments of the zoning resolution.
2. Review all proposed amendments to this resolution and make recommendations to the board of township trustees.
3. Review all planned unit developments and planned rural business community service districts and make recommendations to the board of township trustees as provided in this resolution.
4. Review all proposed changes to the official zoning map and make recommendations to the board of township trustees as specified in Article 6.
5. Review all proposed changes to the Comprehensive Land Use Plan and Future Land Use Map and make recommendations to the board of township trustees.
6. Serve as an architectural review commission to enforce compliance with any zoning standards adopted and pertaining to landscaping or architectural elements as delegated by the board of trustees per O.R.C.

### **ii. Board of Zoning Appeals**

Pursuant to Ohio Revised Code Section 519.13, Duties of the Board of Zoning Appeals , the Board of Zoning Appeals' duties include:

1. To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, interpretation, or determination made by the zoning inspector.
2. To authorize such variances from the terms of this resolution as will not be contrary to the public interest, and enforcement of the zoning resolution will result in practical difficulties and so that the spirit (intent) of the zoning resolution shall be observed and substantial justice done.
3. To grant conditional use permits as specified in the official schedule of district regulations and under the conditions specified in Article XI as well as additional safeguards specified by Board of Zoning Appeals in order to uphold the intent of the zoning resolution.

## 5. School Systems

Within Greenfield Township there are the following school districts that serve the students of this community: Bloom-Carroll Local, Lancaster City Local, and Liberty-Union Local. Additionally, the Eastland Vocational and Fairfield Career Center School offers area students the opportunity to gain career-specific training as an alternative to traditional high school education. School district boundaries do not change with annexation of land, those boundaries stay fixed.

## 6. Population and Housing

In 2023, the population of Greenfield Township was 5,786, according to the U.S. Census Reporter.<sup>8</sup> As the number of residents and businesses increase in and around Fairfield County, the amount of traffic in and around Greenfield Township will continue to increase.

There were 2,231 total housing units in Greenfield Township in 2020, according to the U.S. Census Reporter, and the homeownership rate in Greenfield Township is over 91%. The township has seen a steady increase in the number of zoning permits issued over the past decade and expects the numbers to continue to increase.

Another statistic to review when examining the makeup of a community is the age distribution of its inhabitants. This can give an idea of the services and facilities that may be needed, especially for the young and old populations. Children will need schools, and the elderly may need more care and access to health facilities. The median age in Greenfield Township is 43 years old, which roughly mirrors Fairfield County as a whole. Roughly 24% of the Township population are school-age children, and historically, over 90% of residents remain more than five years. It is important that the community remains attractive to the next generation so people will want to stay or move into Greenfield Township.

## 7. Education, Employment, and Income

According to the Census Reporter, Greenfield Township has 24.1% of residents having attained a bachelor's degree or higher. Greenfield Township has an unemployment rate below 4% and the median household income for the Township was \$86,292 in 2023, per the same source. In general, the median income level is a little lower than Fairfield County but a bit higher than the state of Ohio as a whole.

## 8. Commute and Travel

A large percentage of Township residents commute outside of the Township for employment, with an average commute time of 27 minutes. In many cases, they have

---

<sup>8</sup> <https://censusreporter.org/profiles/06000US3904532060-greenfield-township-fairfield-county-oh/>

specifically relocated to Greenfield Township to allow them to live in a rural/agricultural setting, escaping the cramped and confining nature of urban or traditional suburban living and the travel time required to employment outside of the Township is acceptable and intentional. These residents rely on the Township to provide reliable traffic routes to allow them to make their necessary work commutes, and to maintain the more country nature of their domiciles.

## 9. Natural Resources

### A. Farmland and Agriculture

Greenfield Township has productive farmland that has not been developed. Preserving this is a primary Township goal. While many factors determine agricultural productivity, soil make-up plays a key role in this equation. The United States Department of Agriculture (USDA) considers certain soils to be productive farmland soils, based on their crop yield potential with regard to minimal input of energy and economic resources. Further, soils which are considered to be productive farmland soils must be best suited to produce food, feed, forage, fiber, and oilseed crops. The USDA as well as the Fairfield Soil and Water Conservation District has identified these soils because the supply of farmland in general is limited (see the Fairfield Soil and Water Conservation District's letter/Memorandum dated August 10, 2023).<sup>9</sup> As of February 2026, Greenfield Township has a total of 111,181 acres enrolled in the current agricultural use valuation (CAUV) program, as reported to the Fairfield County Auditor.<sup>10</sup>

In general, productive farmlands have an adequate and dependable water supply, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Productive farmlands are not excessively erodible or saturated with water for long periods of time, and they either do not flood frequently or are protected from flooding. Township residents have voiced their desire to continue an agricultural way of life in this community. Looking at the Township Zoning Map may help local leaders determine proper land use patterns and allow development density in different parts of the community.

### B. Wetlands

Wetlands are important resources for several reasons. First, many unique plants and animals make their homes in these areas. Second, wetlands supply valuable groundwater recharge by acting as filters for surface runoff percolating back into the aquifers below. Third, wetlands are an important resource because they serve to join surface and

---

<sup>99</sup> <https://fairfieldswcd.org/meeting-minutes/#>

<sup>10</sup>

<https://beacon.schneidercorp.com/Application.aspx?AppID=1131&LayerID=28628&PageTypeID=3&PageID=13895&Q=1857669359>

groundwater sources, which can improve stream flow during drought periods. Fourth, during rainy periods, wetlands can absorb excess water and then discharge it slowly back into the surrounding land, averting potential flood damage. Finally, wetlands are a valuable natural resource.

Greenfield Township contains active wetlands, with a notable and ecologically significant wetland area located near Columbus Rd NW and Carroll, Ohio. This area hosts migratory bird habitats and threatened species. Additionally, the 32-acre Greenfield Lake/Dam Wildlife area on Coonpath Road provides 14 acres of water for an aquatic habitat with dam and wetlands.<sup>11</sup>

### **C. Floodplains**

A floodplain is any land area susceptible to inundation by floodwaters from any source. Floodplains are measured in terms of the amount of storm water it takes to cover them. Storm events are measured in years such as five -year, 10 -year, 20 -year, 50 -year, 100 -year, and 500- year. The standard measurement is the 100 -year storm and floodplain. A 100 -year floodplain is the land area having a one percent annual chance of flooding in any given year as determined by FEMA FIS studies.

The zoning map, attached as Exhibit A<sup>12</sup>, shows the floodplains of Greenfield Township as determined by the Federal Emergency Management Agency (FEMA) on their Flood Insurance Rate Map (FIRM). Lending institutions use FIRM maps to determine the need of flood insurance for structures. Because floodplains were carved by streams and rivers, and are prone to flooding, they are an important planning consideration. Any development within floodplains can effect the direction, flow, and level of the watercourse during periods of high water or flooding. In other words, if fill material is placed or a house is constructed in a floodplain, it will alter the boundaries of the floodplain downstream. This is because structures or fill take up valuable space that would otherwise act as a natural retaining area for floodwaters to spread into and slow. Enough fill or development could change the probability of flooding downstream from one in 100 each year, to one in 75 or less. Development and careless filling of floodplains have increased flooding in this nation, as seen in many parts of the country, including the Great Mississippi Flood of 1993. Not only does development in the floodplain increase dangers downstream, developments in the floodplain are at higher risk of damage due to flooding. This damage includes fill material and debris from destroyed structures upstream colliding with structures in the flood plain downstream. Many bridges are washed out in floods because house and construction debris clog their free -flow area, compromising their structural integrity.

---

<sup>11</sup> <https://visitfairfieldcounty.org/listings/greenfield-lake-dam-wildlife-area/>

<sup>12</sup> <https://msc.fema.gov/portal/search?AddressQuery=greenfield%20township%20fairfield%20county>

Permits must be obtained from the Fairfield County Planning Commission before any development, including filling and excavating, can take place in known 100 -year floodplains.

Protecting floodplains from development offers several benefits in addition to reducing the risk of loss of property and life. Floodplains are natural floodwater storage areas. They reduce the impact of any given storm, slowing the water so it does not become a flash flood. Floodplains are prime areas where groundwater is replenished. Thus, the type of land use activity that occurs in these areas must not pollute the surface water, as it will serve as a source of aquifer replenishment.

Further protection of the floodplains through township zoning will help protect unsuspecting residents from personal danger and loss of property. One way to help is using floodplain areas as open space.

Passive recreation areas are also well suited for these areas, since no structures or filling is needed for these activities. In recent years there are numerous areas in which a floodplain has been used for open space, such as recreational fields. When flooding occurs, there is little property damage, since there are no habitable structures on the property.

Many soil properties, such as depth to the seasonal high-water table, slope permeability, and depth to bedrock, can limit urban development. Wet basements, malfunctioning onsite sewage disposal systems, erosion on construction sites, and flooding are problems if soil features are ignored. Within the township, special attention should be paid to shallow excavations, construction of dwellings and commercial buildings, local roads and streets, and lawn and landscaping. These items benefit by identifying the soil type in the initial planning stages. When researching the type of soil found within a site, the National Resource Conservation Service and the Fairfield County Soil and Water Conservation District are valuable resources in determining soil type.

Careful attention should be given to Township areas where the soil may be less suitable for development and where agriculture is the higher and better use. Building on these soils can lead to problems, such as building collapse and ground water contamination. During construction, proper grading must be done to allow water flow in the proper direction, as well as to ensure the building is not on soil that is high in plasticity or with a high organic content.

#### **D. Creeks and Streams**

Riparian corridors are very important to the diversity of an ecosystem. They serve as a way for nature to filter harmful chemicals and sediment, provide important habitat and take up important nutrients that refresh the ground water supply. Several streams exist in

Greenfield Township. During development review, the township and the Fairfield County Regional Planning Commission should work together to save these riparian corridors. Later in the plan, ideas are presented on ways to protect these delicate areas.

Greenfield Creek starting at the southern township border in the western side of the Township. Poplar Creek is located in the northwest portion of the Township and Walnut Creek flows through the northern part of the Township. These and the various other intermittent creeks of the Township are found on Topozone Map, re: Fairfield County, Ohio.<sup>13</sup>

### **E. Watersheds and Water Quality**

Watersheds are characterized by the location of the of the main flow of water to which all other points of flow join and eventually drain from the watershed. Some of the rainfall in the area of a watershed will flow on top of the ground or find its way via underground water paths to the stream in the watershed. Some of the water will evaporate, be used by people or plants, or be held in the soil or underground.

In a watershed, activities on the land interact with the natural hydrologic cycle. Important nutrients and chemicals are circulated throughout the watershed's system and supply a basic nutritional source for aquatic (fish, aquatic insects, etc.) and terrestrial (birds, small mammals, etc.) species.

People also use these environments to grow food. Where and how these human activities occur have major effects on the movement of water, water quality, and the quality of the natural habitat that remains. Ideally, we want watersheds that continue to function as healthy ecosystems and serve as productive systems for people.

Public officials, land use planners, builders and developers need to consider these factors in relation to the region in which they are building communities and the land use occurring within that region, for what happens there affects what occurs at the local level. In other words, groundwater resources do not stop at the political entity's border; they have their own distinct region known as a watershed, for which they serve and are affected by. Therefore, it is important for officials, land use planners, builders and developers in these regions to work together to ensure water resources and the quality of those resources is available and healthy for all.

Two major factors contributing to groundwater quality and availability are density and land use. Zoning densities that allow too many new homes in an aquifer recharge area can lead to contamination of groundwater from septic systems. When areas of widespread impervious cover (such as big box retail and large warehousing or facilities, with their extensive rooftops and parking areas) are sited atop groundwater recharge areas, aquifers

---

<sup>13</sup> [https://www.topozone.com/ohio/fairfield-oh/stream/#google\\_vignette](https://www.topozone.com/ohio/fairfield-oh/stream/#google_vignette)

fail to replenish at their normal rate, resulting in depleted groundwater supplies. These are harmful effects that poorly managed development can have on the quality, quantity, and availability of our water resources.

In addition to density, a community needs to consider the types of land uses that are occurring in areas susceptible to ground water pollution, limited recharge, and low yield. Areas of low yield should have lower density development when served by on-site water and wastewater systems, because the groundwater resources are not sufficient to meet the demand. Additionally, these areas are not going to be suitable for business or manufacturing processes, which require large quantities of water.

Areas susceptible to ground water pollution should consider not allowing such uses as manufacturing of hazardous substances and materials, on-site storage of hazardous substances and materials, junk yards, petroleum product manufacturing, vehicle maintenance shops, or fueling stations, laundries and dry cleaners, electronic and other equipment manufacturing, metal plating industry and other uses involving high toxicity risks including prior drained hydric soils.

## **10. Community Involvement**

Members of the township through Township Trustee meetings and general canvassing by the Board have allowed the community to voice their thoughts and opinions regarding the future development of the Township.

The data received from these public meetings, helped to shape the land -use recommendations of this plan. The Zoning Commission and Board of Trustees relied heavily on this input to make decisions regarding the future development of our community.

Listed in the following Plan Chapter are some of the most notable aspects that were drawn as a result of the community responses.

## **11. Future Land Use Plan**

The chapter represents a culmination of the work that has been done during the planning process. The information in this section of the plan will be used as a guide to bring the

vision and goals of this community into reality. This plan is intended to help guide the future development of various types of land uses as well as the infrastructure and facilities needed to support all facets of the township.

Included in this plan is a future land use map that identifies places in the township that are considered most suitable for different land uses. Stated below are descriptions of those uses and the elements that should be incorporated in their makeup. Also included in this section are “concepts” that can be used to stimulate ideas for future projects.

The recommendations in this chapter are based on community survey results, as well as citizen input from public meetings held over the course of this project. This chapter should serve as the basis for zoning decisions in the future. It should not, however, hinder the zoning commission, board of zoning appeals or the township trustees from making decisions that will benefit the future success of the township. It should be used to guard against unguided or ill -conceived developments that would have a negative affect on Greenfield Township, while providing concrete solutions to work toward the greater good of this community.

#### **A. Vision**

Greenfield Township, like many other unincorporated areas, has long enjoyed a proud rural history. The rural makeup of this community serves as the fundamental basis for the strong desire within the Township to maintain as much of that history as possible. With the passage of time, urban areas extend their reach into the untouched areas of our landscape. If this development continues, unrestrained by the Township itself, the rural nature of Greenfield Township will fade. This plan seeks to properly plan for future growth to make sure that doesn't happen. The residents of Greenfield Township treasure its rural heritage and seek to maintain it far into the future. For new residents, the rural nature of the community has repeatedly been voiced as a main reason for their relocation to Greenfield Township.

To fulfill the promise of a continued rural lifestyle in Greenfield Township, steps must be taken to ensure that goal is realized. A balance of different land uses will be critical to the future health and well-being of this community. By diversifying the makeup of land use in the community, Greenfield Township will be able to adequately provide needed services to its residents without overburdening the township budget. The township should strive to be self -sufficient and encourage the development of services to meet the needs of its residents. Most importantly, these steps will help to build upon the strong rural foundation already existing within this community.

#### **B. Balance of Land Uses**

An important consideration when developing the future land use map is the cost that each type of land use incurs in terms of community services. It is important for a community to

balance the types of land uses that it has in its jurisdiction. Thought should be given to the costs versus revenues for each type of land use. The American Farmland Trust has participated in Cost of Community Services studies in at least 151 communities since 1980. Greenfield Township has participated in these studies. Over the course of these studies, findings suggest that residential development does not generate as much revenue as it costs a community for services, while industrial/commercial uses and working and open lands have generated fiscal surpluses. The Farmland Trust contends that communities pay a high price for unplanned growth, and scattered development frequently causes traffic congestion, air and water pollution, loss of open space and increased demand for costly public services. For this reason, it is important to understand the relationships between residential and commercial growth, agricultural land use, conservation lands and the communities' bottom line. The planning committee recognizes this fact and has attempted to balance the types of land uses found on the future land use map for the Township.

Township officials should review this document with potential developers, and work with them to create projects that meet the vision and intent set forth in these pages. However, this document should not prohibit the zoning commission, board of zoning appeals and the township trustees from being flexible and creative when working with those who want to locate businesses and homes in the community. It is important that future development compliments existing infrastructure and community facilities. Any development that happens in Greenfield Township should benefit both the community and the property owner, with minimal financial and physical consequences to the Township and its residents.

There will be occasions where deviating from the future land use map will be appropriate and in the best interest of this community. When and if officials choose to deviate from this plan, sound reasoning must be employed. The Township reserves the right to update the future land use map at any time.

The inclusion of a parcel of land in a particular district on the future land use plan is no guarantee that an application for rezoning into a desired district will be granted. The township trustees and zoning commission may consider all factors and may deny any application for rezoning. Before any property is rezoned, it should be shown that school systems have enough capacity, and that adequate infrastructure, such as roads and water and sewer services, would support further development. It should also be shown that the proposed development will not negatively impact the rural character of the community. Finally, it should be shown that the proposed development will not unduly impact surrounding residents and property owners who have made investments based on the current zoning district designation.

## **C. Focus Areas**

To best understand the land use recommendations of this plan, the township has been divided into three sections. Each of these areas has its own unique qualities, meaning the future vision for each of them will differ from the others. The following narrative further describes each section and how it should develop in the future.

### **I. US Route 33 Corridor**

The US Route 33 Corridor, spanning Greenfield Township from north to south along the western side, is a major target of development for this community. Therefore, carefully conceived strategies have been employed by the Greenfield Township Trustees in creating a plan for this part of the township.

As with any other rural community on the fringe of sprawling development, Greenfield Township is faced with challenges. Typical concerns, such as increased traffic, annexation, unattractive future development and loss of rural environment area part of the land use conversation in this community. Therefore, these decisions are based on protecting the Township from unfettered and unguided development, while capitalizing on its potential for the good of the entire community.

### **II. Carroll**

The Township will continue to work with the independent Village of Carroll, looking to maximize strategic development of both the Village and the remainder of the Township.

### **III. Wilson Road Corridor**

The Wilson Road Corridor has very recently become involved and pressured by a data center mega-site, which has transformed the entire area from rural residential to industrial, requiring the Township to quickly adopt safeguards and zoning measures to adapt to this growing development. The Township intends to introduce the latest and most appropriate language into its new Zoning Code to best conform to this new expansion. Goals include working with the neighboring City of Lancaster to require buffer zones and community economic plans to mitigate additional strain and damages to the infrastructure and benefit the entire township.

### **IV. Remainder of Unincorporated Township**

The land in the remainder of unincorporated Greenfield Township is primarily agricultural and low-density rural residential in nature. These uses are in line with current zoning in the area. Members of this community have consistently noted their desire to maintain a rural environment in the township. This land has been in agricultural production for many years and should so continue far into the future. This would be a prime area to utilize farmland preservation programs such as the

Agricultural Easement Purchase Program, offered by the Ohio Department of Agriculture, or a Transfer of Development Rights program.

Subdivisions that maximize open space, use little infrastructure and contribute to the rural feel of the township should be encouraged in this area and that do not overburden the school systems may be considered in this area.

### **Current Land Use Descriptions**

The current Greenfield Township Zoning Map is attached as Exhibit A.<sup>14</sup> See the Greenfield Township (of Fairfield County, Ohio) Zoning Code<sup>15</sup> for complete descriptions of the following zoning classifications:

(R-1)	Rural Residential District
(R-2)	Suburban Residential District
(R-3)	Urban Residential District
(MH-R)	Manufactured Home Residential District
(O)	Office
(LB)	Local Business District
(B-1)	Business District
(HB)	Highway Business
(PRB)	Planned Rural Business District
(I)	Industrial Di
(PUD)	Planned Unit Development District
(SU)	Special Use District

### **Future Land Use Descriptions**

The future land use map is attached as Exhibit B. It uses classifications identified on the future land use map as follows:

---

<sup>14</sup><https://www.greenfieldtp.org/images/Greenfield-Township-Land-Use-Map-DRAFT-4.png>

<sup>15</sup><https://www.greenfieldtp.org/pdf/Zoning-Code-Book.pdf>

### **1. General Industrial District**

This district includes areas that could potentially be rezoned as an Industrial District, which is intended to provide areas for businesses and industrial uses. These districts are intended to not include residential dwellings and should be located to provide suitable buffers between industrial and residential dwellings.

### **2. Business District**

This district includes areas that could potentially be rezoned as a PRB Planned Rural Business or Highway Business.

A Planned Rural Business area is intended to provide for planned development of small scale, limited business activities in conjunction with, or in close proximity to, residential uses. This district permits business and community service activities that could have unique impacts on adjacent and nearby residential properties. The intent is to promote the compatibility of these uses with the adjacent properties. The future enjoyment of nearby residential properties should be a primary consideration. It is not the intent of the Township to include large scale commercial developments in this district.

Highway Business districts are intended to provide for larger business clusters for highway-oriented businesses. Such businesses typically provide goods and services on a larger regional basis. These larger business clusters should be located along major streets and highways because of the size and intensity of the uses permitted.

### **3. Suburban Residential District**

This district includes larger parcels that could be developed into low-density residential developments, complete with roads, landscaping, lighting, drainage, and open space. The developments may fit within the current Residential district requirements in the Zoning Code, or landowners may apply to have the property rezoned as Planned Unit Development district, which is intended to maximize a more efficient land-use pattern by reducing the amount of public infrastructure, creating usable open space, and preserving natural features.

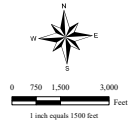
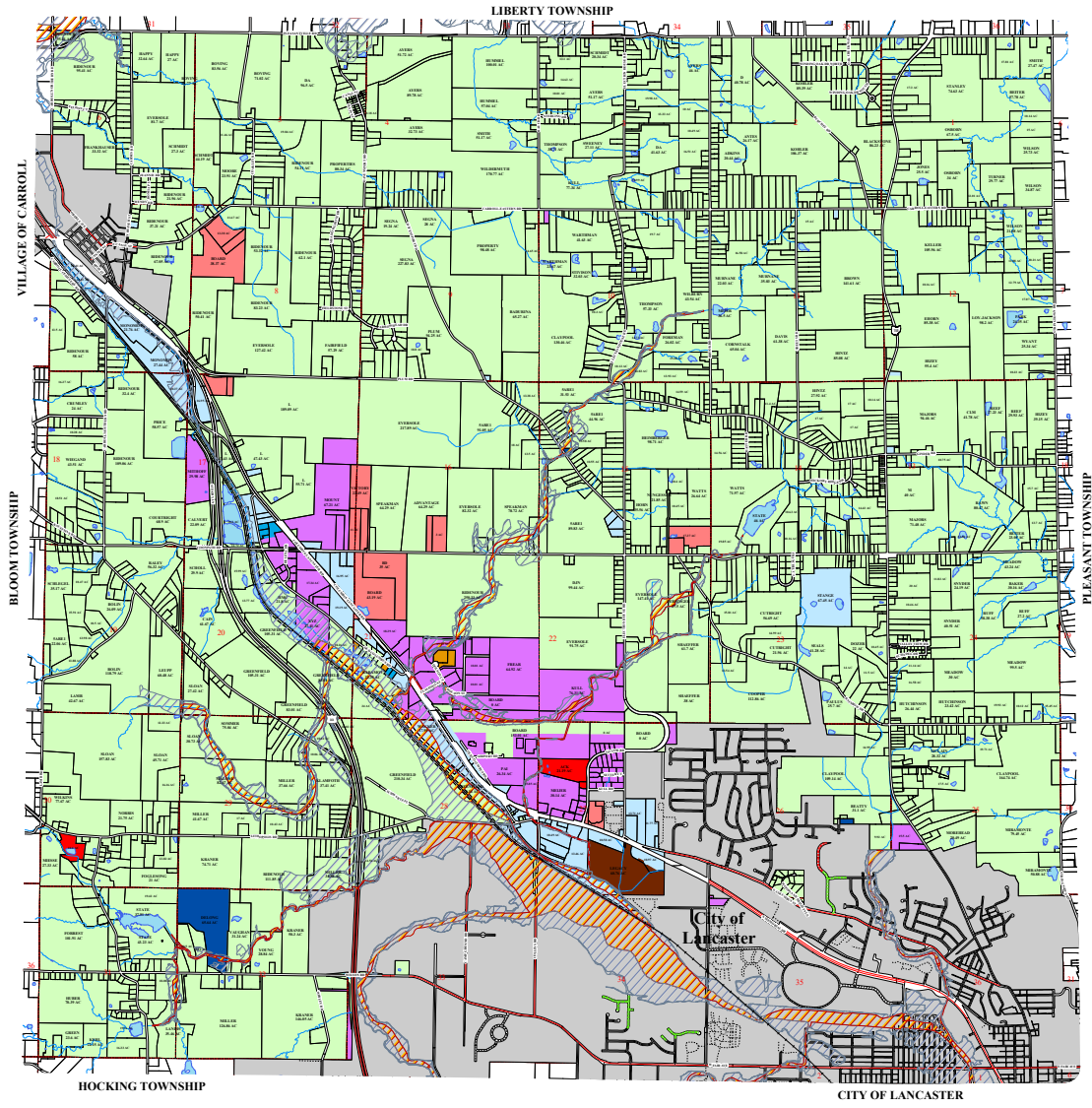
### **4. Special Use District**

The Special Use District is established to provide suitable locations for particular uses which, by their nature, are likely to have significant and/or unique impacts on adjacent or nearby properties. Compatibility is prioritized to ensure adequate and efficient access and service protection. Uses are limited to the following: community buildings, schools, churches, cemeteries, commercial facilities for sporting events, commercial recreational areas, gun and firearm clubs, and wind energy conversation systems.

# EXHIBIT A: Current Greenfield Township Zoning Map

## Greenfield Township Zoning Map

December 2025



- ZONING**
- R-1 Rural Residential District
  - R-2 Suburban Residential District
  - R-3 Urban Density Residential District
  - MH-R Manufactured Home Residential District
  - B-1 Business District
  - HB Highway Business District
  - PRB Planned Rural Business District
  - LB Local Business District
  - O Office District
  - I Industrial District
  - SU Special Use District
  - PUD Planned Unit Development District

- Flood Hazard Areas 2012**
- Floodway
  - 100 Year Floodplain
  - 500 Year Floodplain
- Section Lines  
Corporation Boundary  
Parcels  
Bodies of Water  
Streams  
Railroads

- Zoning Amendments:**
- 2005-08-22-012
  - 2008-06-24-012
  - 2008-07-24-012
  - 2008-08-04-012, No. 2007-2005
- Board of Zoning Appeals**
- 09-12-2009 03:00:00 PM
  - 09-16-2009 03:00:00 PM
  - 10-13-2009 03:00:00 PM
  - 08-11-2011 03:00:00 PM
  - 08-11-2011 03:00:00 PM
  - 11-17-2011 03:00:00 PM

**GREENFIELD TOWNSHIP  
FAIRFIELD COUNTY, OHIO**

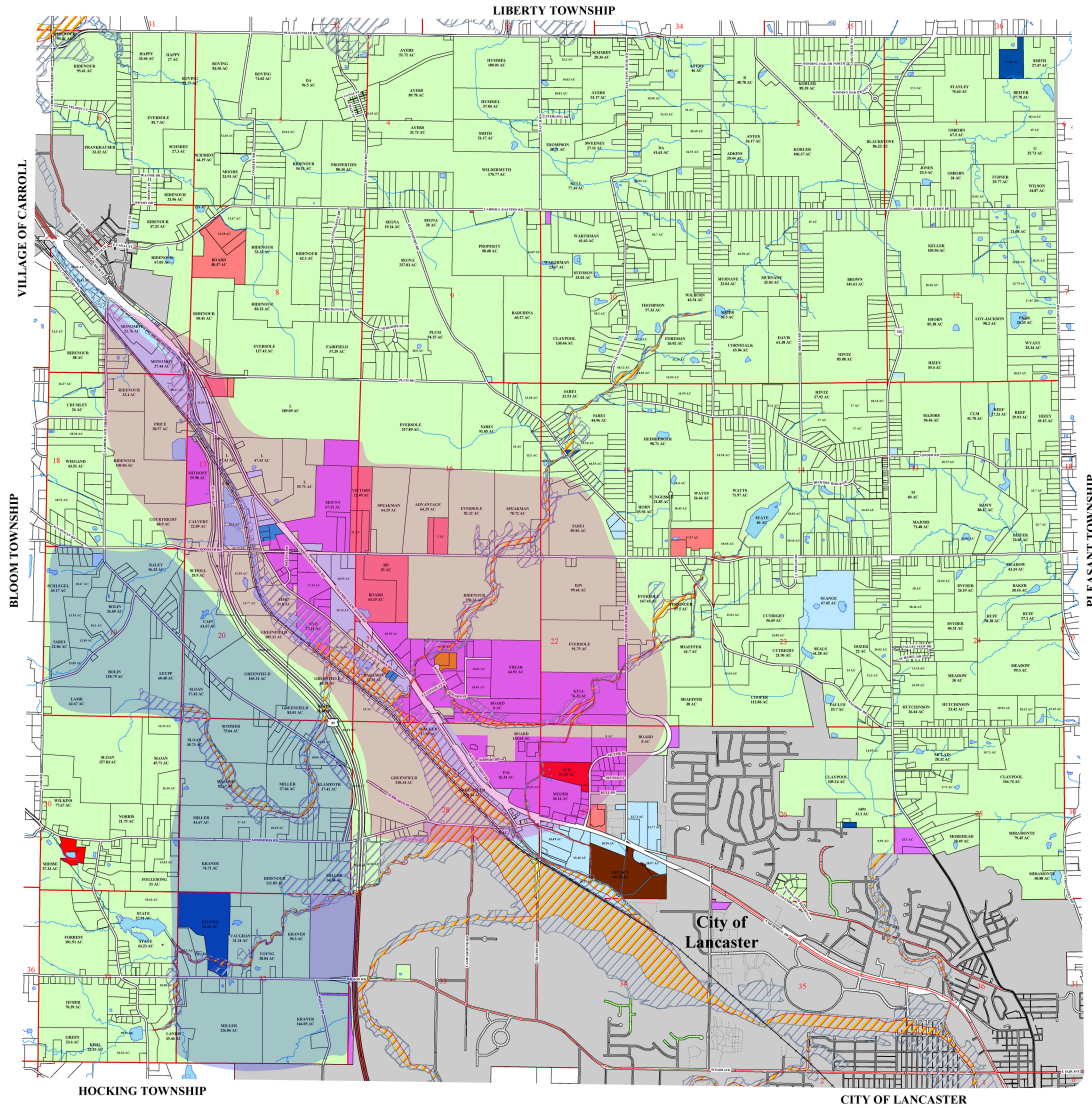


**OFFICIAL ZONING DISTRICT MAP**  
Adopted by the Board of Township Trustees of Greenfield Township, Fairfield County, Ohio as part of Resolution 2002-06-24-012, passed on the 24th day of September, 2002

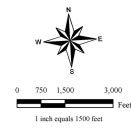
EXHIBIT B: Future Land Use Map

# Greenfield Township Comprehensive Plan Map

May 2026



**FAIRFIELD COUNTY - OHIO**  
AUDITOR  
Cecil L. Brown, P.E., M.B.A., CFSM  
FAIRFIELD COUNTY GOVERNMENT  
1500 National Road, Street 1, Room 103  
LANCASTER, OHIO 43130-3710  
PH: 740-932-7000



- ZONING**
- R-1 Rural Residential District
  - R-2 Suburban Residential District
  - R-3 Urban Densly Residential District
  - MH-R Manufactured Home Residential District
  - B-1 Business District
  - HB Highway Business District
  - PRB Planned Rural Business District
  - LB Local Business District
  - O Office District
  - I Industrial District
  - SU Special Use District
  - PUD Planned Unit Development District
- Flood Hazard Areas 2012**
- Floodway
  - 100 Year Floodplain
  - 500 Year Floodplain
- Section Lines  
Corporation Boundary  
Parcels  
Bodies of Water  
Streams  
Railroads

Industrial/Business

Suburban Residential