

## Chapter 6

# Housing

Housing has been the primary index of growth in Orange Township. The township has gone from a rural community with no central water or sewer in 1980 to a suburbanizing community with water and sewer potentially available throughout the township. The growth of multi-family housing has resulted in almost one unit in five being a multi-family unit (see other statistics from Chapter 2 and 3).



The township has taken a mature approach in its housing goals to provide for a variety of residential densities and districts, and to provide for a variety of housing types. The issue of providing a wide range of housing in a developing community is complex, and fraught with legal overtones if zoning decisions imply exclusionary agendas. Orange Township has not practiced exclusionary zoning, as evidenced by its stock of multi-family condos and apartments and that it has a 216-unit low income subsidized housing apartment complex in the township. The township provides for a variety of housing types (single-family detached, single-family attached, multi-family) without restrictive minimum square footages or lot sizes. Minimum square footages for single family houses are only 1,000 square feet, or 800 square feet in older platted subdivisions (Lewis Center and Arnold Place).

As the township updates its land use plan, consideration has been given to the appropriate timing and location of housing types based upon the inventory of existing housing, conditions and relationship to the housing needs of the area.

### Existing housing stock

A house-to-house windshield survey was conducted in April 1999 covering all the land in the original township, including Westerville and Columbus. A condition of each house reviewed was given based upon five criteria. At that time, it was found that 5,370 units were in either meticulous condition or in a condition that could easily be corrected by normal maintenance. This represented 99% of the housing stock at the time. Assuming that homes built in the last decade have been also well-maintained, it is unlikely that a new windshield survey would provide different results. Refer back to Figure 3.1 for an indication as to when homes were built in the township. Figure 6.1 represents the Total Market Value for homes in the township as defined by the County Auditor.

Figure 6.1 Housing Stock Coded by Total Market Value (land and building)

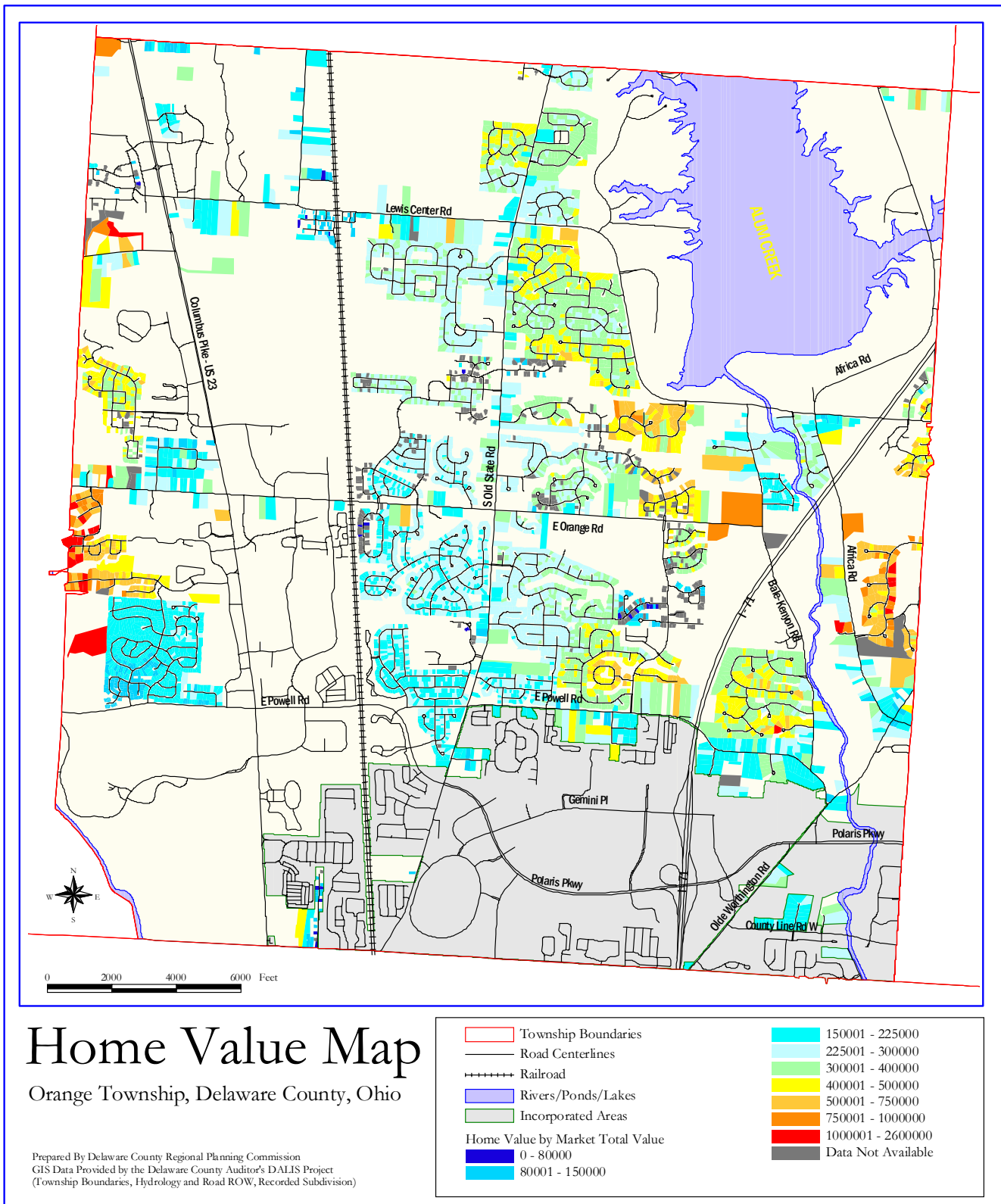


Figure 6.2 Orange Township Single-Family Home Market Value Summary

Market Value	Units	% of total
\$0 - \$149,999	427	6.48%
\$150,000 - \$249,999	2,422	36.74%
\$250,000 - \$349,999	2,195	33.29%
\$350,000 - \$499,999	1,220	18.50%
\$500,000 - \$749,999	263	3.99%
\$750,000 - \$999,999	41	0.62%
\$1,000,000 and up	25	0.38%
<b>TOTAL</b>	<b>6,593</b>	<b>100%</b>

### Housing needs

Orange Township has been the largest provider of new housing stock in the non-municipal areas of the county for the years 1987 to 2008, ranked by building permit issuance. Orange Township has provided 29% of the total new housing in unincorporated Delaware County in the last 21 years. Indeed, there are four townships that have provided 83% of all the housing in Delaware County in the same period. For reference, the numbers for the leading municipalities have been included.

Figure 6.3 Top Ten Housing Providers in Delaware County, By Reported Building Permits 1987-2008

Rank, Name of Community	# building permits 1987-2008	% county permits issued 1987-2008
<b>Orange Township</b>	<b>6,426</b>	<b>29%</b>
<b>Genoa Township</b>	<b>5,992</b>	<b>27%</b>
<b>Liberty Township</b>	<b>3,650</b>	<b>17%</b>
<b>Concord Township</b>	<b>2,214</b>	<b>10%</b>
<b>Berlin Township</b>	<b>1,519</b>	<b>7%</b>
<b>Berkshire Township</b>	<b>960</b>	<b>4%</b>
<b>Total Unincorp Delaware County 1980-1998</b>	<b>22,082</b>	
<i>City of Delaware</i>	<i>5,742</i>	
<i>City of Columbus</i>	<i>3,233</i>	
<i>City of Powell</i>	<i>3,217</i>	

### Golf Course Developments

The top four past providers, all with centralized county sewer, might have been expected to continue as the primary housing providers. In 1996 the Ohio EPA amended their anti-degradation rules, making it more difficult to discharge treated effluents from sewage treatment plants to running streams. In order to facilitate centralized sewer systems that cannot discharge to running streams, the Ohio EPA now allows alternative centralized sewage treatment systems with appropriate design, and maintenance. The most popular alternative in Delaware County (three systems approved) is the standard tertiary treatment plant using the treated effluents to be spray irrigated onto an acceptable vegetated area, normally a golf course. These golf course communities, with on site centralized sewer facilities, may shift more housing starts to previously rural, non-sewer service areas. This could redistribute the housing geography in Delaware County.

Figure 6.4 Developments Proposed with Alternative Centralized Sanitary Sewage Disposal

Development	Location	Township	Acres	# Units Approved	Density	Status
Tartan Fields	Concord Rd.	Concord	302	449	1.49/ac	Built
Dornoch	US 23	Liberty/Delaware	282	393	1.39/ac	85% Built
Scioto Reserve	Home Road, Riverside Drive	Concord	695	1250	1.8/ac	Built
Scioto Reserve Expansion	North of Scioto Reserve/Hyatts Rd.	Concord	238	300	1.26/ac	Under Construction
North Star	N. Galena Road	Kingston/Berkshire	965	1,370	1.55/ac	Under Construction
<b>Totals</b>			<b>2,180</b>	<b>3,462</b>		

### Future Housing Needs

In a high-growth area such as Delaware County, it is impossible to anticipate what the share of the state’s population will be, and distribute that amount among the townships, village and cities.

Zoning battles over density sometimes occur along the edges of cities. “Fair share” allocations cannot be assessed within a township when a city may annex land and provide that housing at a higher density. Regional availability of low and moderate income housing is more indicative of fair share allocation.

A more pragmatic approach to housing distribution would be to determine how the community wants to look like when it is all built out (vision), what services it can provide, and what its reasonable and fair share of the mix of population would be. A single use, such as low density single-family housing blanketing the township would be suspect in a developing suburb. This has been the case since NAACP vs. Mount Laurel, 1975, and the “Dayton Plan” for fair share housing planning. Orange Township provides a variety of housing types and densities, and to date has provided more than its fair share of multi-family housing.

In summary, Orange Township is growing in population and has been shrinking in land area via annexation. Low and moderate-income housing is provided in the township, but is also being provided by the cities in newly annexed areas. Orange Township has attempted to be a responsible community by considering what densities can be served by county sewer, what transportation modes are available, what areas are already planned for a various housing types and what services the township can legally and economically provide.

### Housing Policies

Orange Township has established goals of maintaining a diversity of housing types. Its overall density is limited by sewer capacity and the township’s desire to maintain a sense of rural character, even when it is all built out. Orange Township’s share of the Delaware County housing starts is likely to remain at the top in the short term, but may drop as other townships obtain sanitary sewer service from the county or develop on-site sanitary sewage disposal systems in golf course type developments. The DALIS master point file lists 6,593 single-family units and 1,837 multi-family units (includes duplex, condos, apartments, and manufactured homes). Since 1999, 1,014 multi-family housing units have been zoned by

the township with the most recent being 58 units in Little Bear and 170 in Olentangy Crossings Section 7. As other developing communities begin sharing the leadership in county new housing share, they must also share the diversity of housing types offered. As they do, this will provide relief to Orange Township, so that it may adhere to its land use mix percentages as amended in this plan.

With the development of these units of multi-family housing, Orange Township may believe it has provided its fair share of the area’s multi-family housing. However, as trends continue to shift, the township will have to regularly re-evaluate their housing mix. In many cases, the term “multi-family” can refer to single-family detached condominium that may be of higher value than a comparable single-family home. Multi-family uses can also reflect a greater flexibility in building design and not necessarily result in lower-quality housing stock. Therefore, multi-family uses should not be abandoned without considering the end result of the housing type.

**Housing Goals and Means**

<p><b>Goal</b></p> <p>To retain a primarily single family residential housing mix, but permit a diversity of housing types.</p>	<p><b>Means</b></p> <p>Regularly review the housing mix when reviewing rezoning requests.</p>
<p><b>Goal</b></p> <p>To provide for a variety of residential housing districts, with an overall (township –wide) density not to exceed 2 units per acre where centralized sanitary sewer exists or can be provided.</p>	<p><b>Means</b></p> <p>Permit both single family and multi-family zoning districts.</p> <p>Create a Lewis Center District as a Traditional Neighborhood Development with mixed residential and commercial uses at an overall density of 2 units per acre.</p> <p>Maintain the area east of the CSX railroad tracks as the residential heart of the township, with exclusively single family development</p>
<p><b>Goal</b></p> <p>To determine and implement an appropriate land use mix.</p>	<p><b>Means</b></p> <p>Retain (maximum) multi-family densities of five units per acre and single family densities of two units per acre with public water and sanitary sewer service. Retain densities of one unit per acre or lower, according to soil suitability, in areas without sanitary sewer service.</p> <p>Encourage protection, including conservation-style subdivisions in areas without sanitary sewer service to retain rural character, and preserve surface and ground water quality.</p>
<p><b>Goal</b></p> <p>To discourage over-development or premature development.</p>	<p><b>Means</b></p> <p>Do not overzone land when there is an adequate supply for the needs of the current market.</p> <p>Use the Comprehensive Land Use Plan as the guideline to prevent overzoning.</p>