

# LAND USE

## Land Cover

To begin the process at a more general level, land cover information was assembled to identify general patterns of developed/undeveloped areas. The data used to present this information originated from the Ohio Department of Natural Resources in 1997. These areas are represented on **Map 5-1**. While this information may be outdated, it is the most current available in this form.

## Current Land Use

The following table shows various land uses in the Village broken down by usage, acreage, and percentages. Current land uses in Galena, according to the Delaware County Auditor, are represented visually on **Map 5-2**.

### Current Village Land Uses

Land Use Calculation for Village of Galena 2009

Land Use	Acreage	Percentage
Single Family	178.69	16.45%
Multi Family	0.76	0.07%
Commercial	5.24	0.48%
Industrial	23.87	2.20%
Institution	5.32	0.49%
Agricultural	72.91	6.71%
Agricultural Vacant Land	0.00	0.00%
Residential Vacant Land	359.65	33.11%
Commercial Vacant Land	0.12	0.01%
Industrial Vacant Land	0.00	0.00%
Park / Golf Courses / Open Space	318.15	29.29%
Rivers/Streams/Lakes/Ponds	78.77	7.25%
Road/Rail Right of Way	42.75	3.94%
<b>Total</b>	<b>1,086.24</b>	<b>100.00%</b>

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## **Current Zoning**

The Village of Galena has enacted a Zoning Resolution that regulates land uses by zoning districts and defines minimum development standards. Galena's Zoning Resolution was updated on October 24, 2001 and includes four residential districts, three commercial districts and two industrial districts. Galena's Zoning Resolution includes the following districts which are shown on **Map 5-3**.

### **Farm Residence District (FR-I)**

The Farm Residence District is intended to provide for the use of appropriate lands for continued agricultural purposes and to permit construction of low-density single-family residences so that the basically rural character of these areas may be preserved and maintained within the corporate limits. The permitted residential density is one density unit for each acre of land (1 DU/AC).

### **Low-Density Residence District (R-2)**

The Low-Density Residence District is intended to provide areas for single family, suburban-type residential development at low density. These areas provide space for new residential development of a suburban character on land which is served with central water and sewer. Central water and sewer are required and the permitted residential density is one unit for each 20,000 square feet of lot area, which equates to approximately 2.17 density units for each acre of land (2.17 DU/AC).

### **Medium-Density Residence District (R-3)**

The Medium-Density Residence District is intended to permit a diversity of residential plans including single and/or multi-family units carved out of small tracts served by central sewer and water systems. Central water and sewer are required and the permitted residential density is one unit for each 10,000 square feet of lot area, which equates to approximately 4.36 density units for each acre of land (4.36 DU/AC).

### **Planned Residence District (PRD)**

The Planned Residence District is intended to promote the variety and flexibility of land development for residential purposes while preserving and enhancing the health, safety and general welfare of the residents of the Village. Central water and sewer are required and the permitted residential density is up to 8 units per acre (8 DU/AC), subject to a range of open space and site design considerations.

### **Neighborhood Office District (C-I)**

This district is intended to provide for the development of neighborhood-oriented office facilities, which are small, pleasant, safe, and convenient to the neighborhood.

### **Neighborhood Commercial District (C-2)**

This commercial district is intended to encourage the development of small neighborhood shopping areas, which are pleasant, safe, and convenient to the neighborhood, yet not designed to serve the broader Big Walnut community.

### **Planned Commercial and Office District (PC)**

This district is intended to provide employment, goods, and services opportunities for a balanced economy within the Village. This promotes a variety and flexibility of land development for commercial purposes necessary to meet current demands while preserving and enhancing the health, safety, and general welfare of the residents of Galena.

### **Industrial District (I)**

This district is intended to provide jobs and a tax base for residents. Industry permitted in this district include wholesale businesses, warehouse or storage activities, manufacturing, service or repair activities, business offices, and research facilities.

### **Planned Industrial District (PI)**

This district provides reasonable conditions under which well-planned industrial areas can develop for the greatest benefit of Galena and so that the health, safety and general welfare of all residents may be preserved.

### **Berkshire Township Zoning**

It should be noted that while land may be annexed into the municipality, the land is still within Berkshire Township. Berkshire Township property taxes are still collected and Berkshire Township Zoning districts still apply until the land is rezoned to a Village of Galena zoning district. The common zoning classifications for most of the annexed land are Agricultural and Farm Residential Districts.

### **Agricultural District (A-1)**

The Agricultural District is for agricultural and undeveloped land in the township where the conservation of farmland and natural resources is important, the residents wish to retain a farm atmosphere with very large lots, or where urban use of the land cannot be achieved because of the lack of urban services, most importantly centralized sanitary sewer. The principal permitted uses are agriculture, farm dwellings, and large residential lots. The maximum density is one dwelling unit per 5 acres.

The intent of these Agricultural District Regulations is to protect farmland, lands in current agricultural use valuation, prime agricultural soils, and open land from the intrusion and premature development of urban uses not performing a function necessary to the agricultural use of the land or meeting the social, cultural or economic growth needs of the township. Because

land in the Agricultural District is the most subject to being placed in another Zoning District as growth of the township occurs, such changes should be made with due concern to the protection of established uses. Berkshire Twp. Zoning Code and amendments 03/17/04 34.

**Farm Residential District (FR-1)**

The Farm Residence District is a low-density rural residential zoning district primarily intended for areas of the township without sanitary sewer service where land is to be subdivided into large residential lots. The minimum lot size is 1.95 acres when land is not served by centralized sewer and on-site sewage disposal systems are to be utilized. In those cases where centralized sewer service is available, minimum lot size is one acre.

**Current Buildings & Uses**

The following offers a breakdown of buildings and how they are used within the Village. The Village also developed an Area-wide Water Quality Management Plan (AWQMP) to show potential sewer service areas. The buildings and uses in these areas are also detailed below. **Map 5-4** shows Galena’s Area-Wide Water Quality Management Planning Areas.

<u>Category</u>	<u>Number</u>
Residential (Single Family)	267
Residential (Duplex)	5
Residential (Rental Apartments)	1
Residential (Mobile Homes)	1
Commercial (Neighborhood/Reg. Shopping Center)	5
Commercial (Office)	2
Commercial (Other)	12
Industrial (Heavy)	4
Agriculture	3
Exempt, Utility	8

**Buildings & Uses in the Original AWQMP  
(Minus Village of Galena)**

<u>Category</u>	<u>Number</u>
Residential (Single Family)	182
Residential (Duplex)	0
Residential (Rental Apartments)	0
Residential (Mobile Homes)	0
Commercial (Neighborhood/Reg. Shopping Center)	0
Commercial (Office)	0
Commercial (Other)	3
Industrial (Heavy)	0
Agriculture	18
Exempt, Utility	0

**Buildings & Uses in all AWQMP Areas  
(Original, Western & Southern,  
but minus the Village)**

<u>Category</u>	<u>Number</u>
Residential (Single Family)	660
Residential (Duplex)	5
Residential (Rental Apartments)	1
Residential (Mobile Homes)	2
Commercial (Neighborhood/Reg. Shopping Center)	5
Commercial (Office)	2
Commercial (Other)	15
Industrial (Heavy)	4
Agriculture	29
Exempt, Utility	9

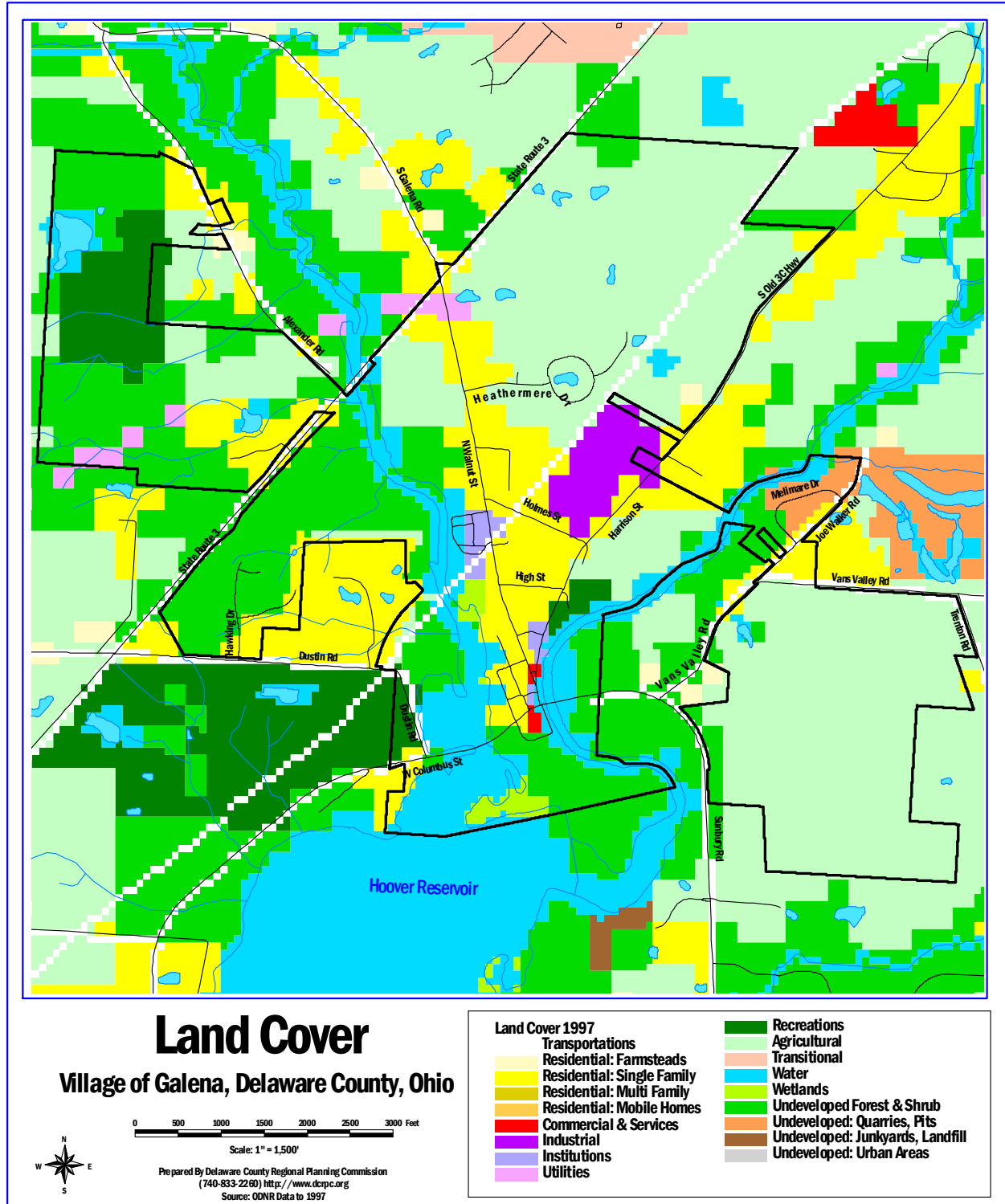
In the early 2000s, there was substantial development in Galena, especially in terms of residential development. According to December 2002 data from the Delaware County Auditor, there were 161 homes in Galena at that time. This was actually 29 more homes than counted in the 2000 Census. As shown previously, Galena now has 267 homes according to this same source.

Nearly all new development on a local, county, state, and national level halted after the recession began in 2008. With economic improvements, development growth is expected to continue into the future with available developable land being consumed. It is estimated that this developable land is broken down as follows:

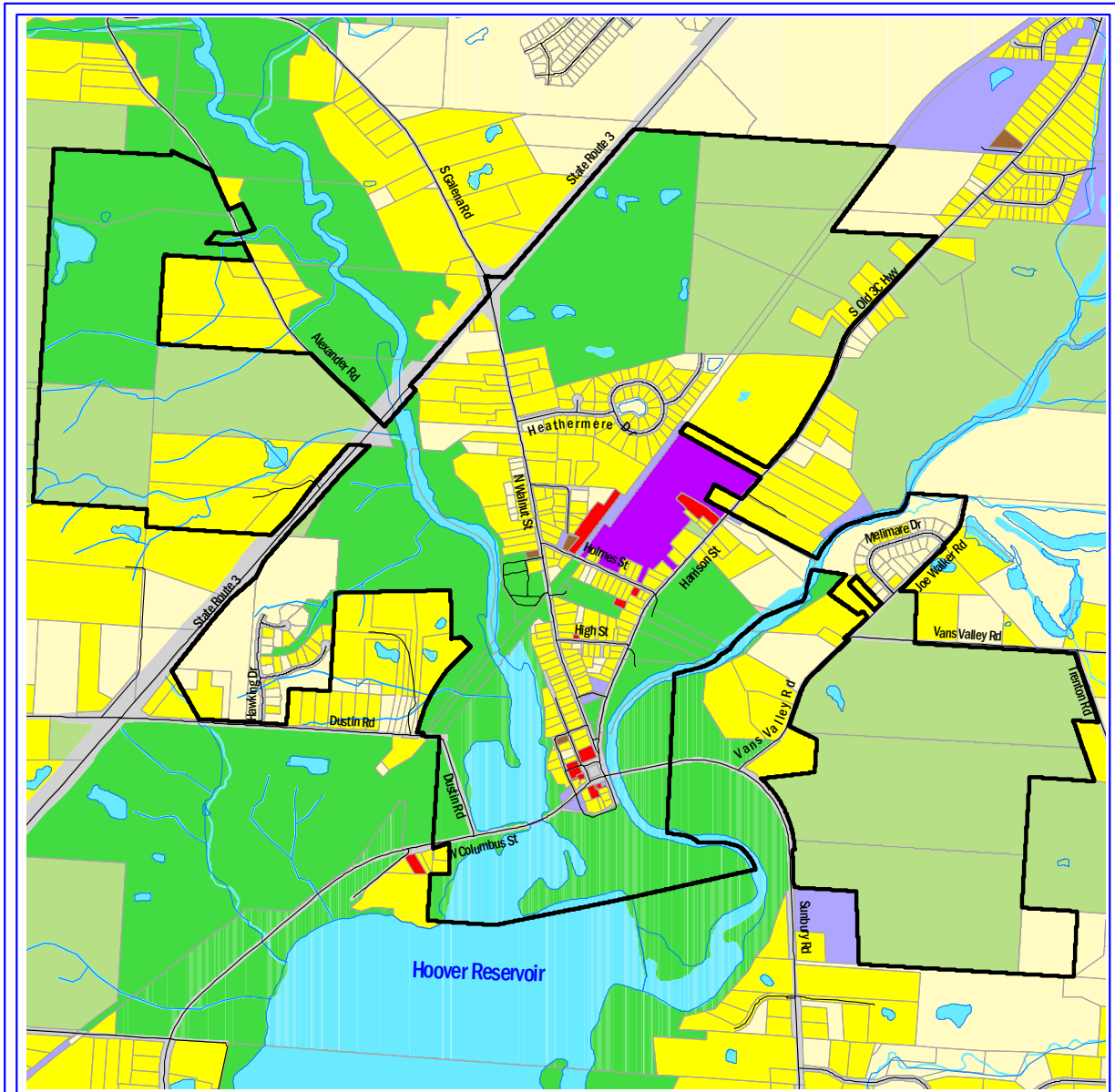
	<u>Acres</u>
Developable Land in Galena	335
Developable Land in all AWQM Areas	2,780
<b>Total Developable Area</b>	<b>2,383</b>

In Delaware County’s Sewer Master Plan Update 2005 and Galena’s Area-wide Water Quality Management Plan, a sewer service agreement is in place with the City of Columbus. The agreement prescribes an overall gross density of four persons per acre (approximately 1.25 units per acre) for Drainage Area 2A as shown on **Map 5-5**.

# Map 5-1

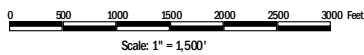


# Map 5-2



## Existing Land Use

Village of Galena, Delaware County, Ohio





















Prepared By Delaware County Regional Planning Commission  
(740-833-2260) <http://www.dcrpc.org>  
Source: Delaware County DALIS (Auditor designation)

	Village of Galena		Industrial
	Road Centerlines		Institution
	Rivers/Lakes		Agricultural
	Ponds		Agricultural Vacant Land
	Streams		Residential Vacant Land
	Property Lines		Commercial Vacant Land
	Existing Land Use 2009		Industrial Vacant Land
	Single Family		Park/Golf Courses/Open Space
	Multi Family		Rivers/Streams/Lakes/Ponds
	Commercial		Road/Rail Right of Way

# Map 5-3

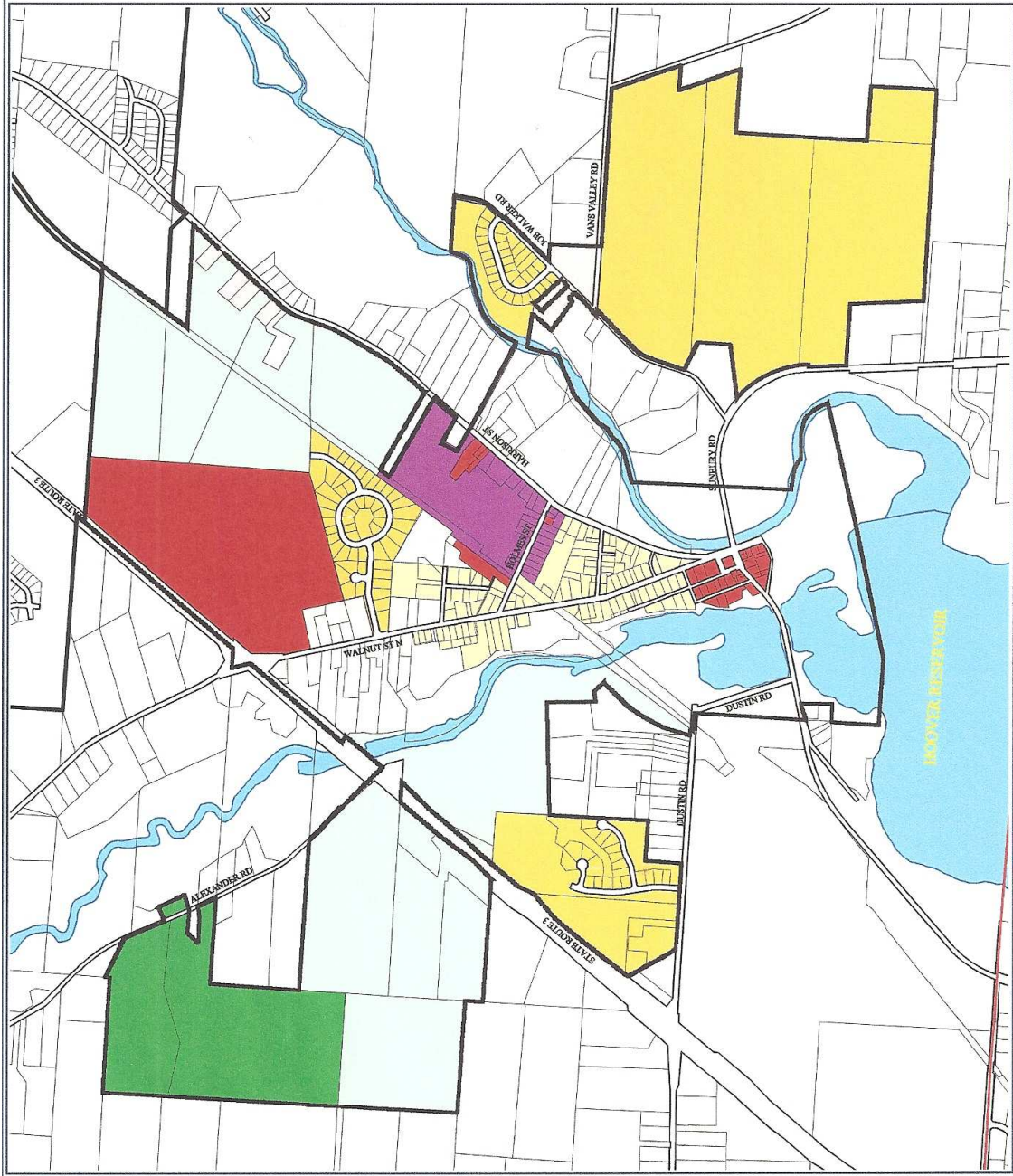
**ZONING DISTRICT MAP**  
Village of Galena,  
Delaware County, Ohio

-  Township Boundary
-  Incorp. Area Boundaries
-  Road Right of Way
-  Property Lines
-  Rivers/Lakes
-  Village of Galena Zoning
-  Farm Residential District (FR-1)
-  Low Density Residential District (R-2)
-  Medium Density Residential District (R-3)
-  Planned Residential District (PRD)
-  Neighborhood Office District (C-1)
-  Neighborhood Commercial District (C-2)
-  Planned Commercial and Office District (PC)
-  Industrial District (I)
-  Planned Industrial District (PI)
-  Agricultural District (A-1 Berkshire Zoning)
-  Farm Residential District (FR-1 Berkshire Zoning)
-  Planned Recreational District (PRCD Berkshire Zoning)



Scale: 1" = 1,000'

Prepared By: Delaware County Regional Planning Commission (740-853-2500)  
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Further information is available by contacting the DALS Project Office (740-853-2500)  
Zoning Information from the Village of Galena  
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# Map 5-5

Map 7f – Drainage Area 2A w/ Columbus Contract Service Area

