

Developmentally Sensitive Land	Areas which contain one or more physical constraints that can potentially limit development, including but not limited to 100-year flood plains.
Development Service Boundary	<ul style="list-style-type: none"> • Areas proposed to develop with higher levels of urban services. The areas within the Development Service Boundaries can be served by gravity sewers to either the Wade Mill or Queen Acres Treatment Plants. • Sanitary sewer lift stations for new development are prohibited so as to maintain the areas outside of the development service boundary for low-density residential or agricultural uses.
Agricultural	Land that is most suitable for cultivation of crops, the raising of livestock, or other types of related farm uses. Land may also be suitable for rural residential conservation developments. The conservation development shall consist of 50 percent open space at a gross density no greater than 0.5 homes per acre.
Low-Density Residential	Areas proposed for single-family residential uses at a gross density no greater than 1.0 dwelling units per acre.
Suburban Residential	Land areas proposed for single-family residential uses at a gross density of no more than 1.9 dwelling units per acre that are generally provided with higher levels of urban services.
High-Density Suburban Residential	Land areas proposed for single-family residential or multi-family residential land uses at a gross density of no more than 6 dwelling units per acre.
Neighborhood Business	Areas characterized by small scale office, retail, and service establishments serving the needs of residents in the neighborhood.
General Business	<ul style="list-style-type: none"> • Commercial, retail, service, light industrial, and office uses serving a larger geographic area and population that are developed according to a unified site plan taking advantage of shared amenities including parking, vehicle and pedestrian access, signage and landscaping. • Light industrial areas should be limited to areas of the township east of U.S. 27, south of S.R. 128 and areas west of Cincinnati-Brookville Road.
Gravel Extraction	Land areas that are worked or proposed to be worked in the near future for the purpose of extracting sand, gravel or other materials including accessory sorting areas.
Public/Private Recreation	Areas of public and semi-public recreational land use including active and passive recreation, open space, parks, nature preserves, golf courses, playgrounds and other similar facilities, or areas most suitable, due to their environmental characteristics, to be left in their natural state as undeveloped areas or as natural preserves.
Public/Semi-Public	Areas for public purposes such as schools, cemeteries, churches, libraries, government offices, utility facilities, and the like.
Incorporated Municipalities	Land areas within the political boundaries of the City of Hamilton or the Village of Millville.

<p>Downtown/Regional Center</p>	<ul style="list-style-type: none"> • An area serving as a central focal point for the community, containing a mixture of commercial, office, retail, recreation, housing and public uses which are developed according to a unified pedestrian-oriented development plan taking advantage of shared amenities including parking, vehicle and pedestrian access, signage and landscaping. Buildings shall be constructed utilizing high quality materials and design standards. A major collector road with controlled access points will connect Layhigh Road to State Route 128. The major collector road will feed to a clearly defined "village center" surrounded by a mixture of uses including civic, commercial, offices, shops, restaurants, and housing. No more than one-third of those units should be multi-family, unless additional units are oriented to retirees, empty-nesters, or assisted living households, in which case the percentage of multi-family units may be higher. The maximum density for multi-family areas shall be eight (8) units per acre, unless such units are designated for assisted living facilities or nursing homes. Housing units shall feature individual entrances and individual attached or detached garages except for housing units which are designated for assisted living facilities or nursing homes. • Due to the highly visible location, buildings should make use of dual front facades toward Herman Road and U.S. 27 and the major collector road and U.S. 27 or provide significant mounding and landscaping to provide a pleasant appearance from either roadway. • Commercial, office, and multi-family uses should be concentrated at the "village center," State Route 128, and U.S. 27. More intensely developed areas should transition to lower density housing moving away from the village center. • Open space within the entire property categorized as "Downtown Regional Center" should be 35 percent. • Buildings should be constructed of materials such as brick, stone, wood, or cultured materials that resemble brick, stone or wood (not vinyl), on at least 50% of each façade. • The "village center" portion of the Downtown Regional Center shall be constructed utilizing a unified architectural plan including a gridiron street patten, on-street parking, mixed uses within and between buildings, parking lots toward the rear of buildings, street lighting and sidewalks. Development of the wooded northern portion of the property shall be limited to large-lot detached housing which preserves not less than 50 percent of the existing wooded area as open space conservation area. It is envisioned that the site should contain a mix of residential uses ranging from low density estates to higher density multi-family uses. Total gross density should not exceed 2.8 units per acre. Heights of residential structures should take into consideration aesthetic qualities and density for the different types of residential structures, as well as fire protection capacity in the community.
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