OHIO COASTAL MANAGEMENT PROGRAM
POLICY 18 – LOCAL LAKESHORE DEVELOPMENT

IT IS THE POLICY OF THE STATE OF OHIO TO ENCOURAGE LOCAL GOVERNMENTS TO PLAN FOR AND CONTROL SHORE DEVELOPMENT TO PROVIDE FOR THE WISE USE OF THE SHORE AND COASTAL RESOURCES BY:

A. PROVIDING PLANNING AND MANAGEMENT ASSISTANCE FOR THE DEVELOPMENT AND IMPLEMENTATION OF COMPREHENSIVE SHORE MASTER PLANS;

B. COLLECTING, ANALYZING AND PUBLISHING RESOURCE DATA THROUGH THE OHIO DEPARTMENT OF NATURAL RESOURCES, OHIO CAPABILITY ANALYSIS PROGRAM, FOR USE BY LOCAL GOVERNMENTS IN THEIR PLANNING AND DECISION-MAKING PROCESSES; AND

C. ASSISTING LOCAL GOVERNMENTS TO PREPARE ORDINANCES AND RESOLUTIONS NECESSARY TO EFFECTIVELY ADMINISTER THESE PLANS.

Authorities and Administration

A. In Ohio, local governments have been constitutionally (Article XVIII, Section 3 of the Ohio Constitution) or legislatively (O.R.C. Chapters 303 and 519) granted the authority and responsibility to plan for and control the development of specific land uses within their respective jurisdictions. The state encourages local governments to exercise this responsibility and authority in the development and implementation of comprehensive lakeshore master plans to provide for the wise use of these important land and water resources. Ideally, local lakeshore plans should:

1. Give high priority to public access, port and other coastal dependent uses over other types of development.

2. Discourage unprotected development and redevelopment in coastal erosion and flood prone areas.

3. Promote improved air and water quality.

4. Guide new development in or adjacent to areas of similar or compatible use.

5. Preserve fish and wildlife habitat and other significant natural areas or features.

6. Maintain prime and specialty agricultural (nursery and viticulture) areas.

7. Preserve historic and archaeological sites and other areas of cultural significance.

8. Use land capability analyses in the planning process.

9. Minimize filling of Lake Erie, especially for nonwater-dependent uses.

B. ODNR conducts investigations and collects data on the natural resources of the coastal area to assure their wise use and development. These efforts include information about soils, ground water, geology, forests, wetlands, floodplains, sediments and other resources and coastal processes. Much of this information is available through the Ohio Capability Analysis Program (OCAP), managed in the Division of Real Estate and Land Management. OCAP is a computer information system containing natural and physical data needed to analyze and present information on the land's ability to support or sustain various land uses. Additional information on coastal erosion and sedimentation, including Coastal Erosion Area maps, is available from the Lake Erie Geology Group of the Division of Geological Survey and the department's Lake Erie Geographic Information System. These data and analyses, available for all lakeshore communities, are valuable tools for local decisions on land use and development.

C. ODNR has developed guidelines for local land-use management, and model ordinances have been developed for different types of critical resources and hazard areas, including flood hazards, geological hazards, mineral resources, river corridors and natural areas. In addition, model ordinances for Lake Erie coastal erosion area permitting will be made available to communities. (See Policy 1.) The ODNR Division of Water provides assistance in the development and review of flood hazard area regulations. (See Policy 3.)

Owners of agricultural land meeting the requirements of O.R.C. 929.02 may apply for designation by the county auditor of their land as an agricultural district. Agricultural districts are exempt from certain special assessments and have limited protection from land condemnation (O.R.C. 929.03, 929.04, 929.05). The benefits provided by designation of agricultural districts may help keep some land as agricultural land that otherwise may be converted to some other use.