



LARGE COMMERCIAL STORAGE DEVELOPMENT STUDY FOR DANBURY TOWNSHIP, OHIO

2024

**Geospatial Analysis Center
Department of Geography
Miami University**

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ABOUT



Work was carried out February through May of 2024 by a Geospatial Analysis Center intern under the supervision of both the Associate Director of the GAC and the Department of Geography Project Coordinator.

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Scope of Work

The Geospatial Analysis Center (hereafter GAC) within the Department of Geography at Miami University was contracted by Danbury Township, Ottawa County, Ohio, to perform a study of large commercial storage facilities, provide a defensible estimate of the current storage facility capacity, and a reasonable estimate of present storage demand based on watercraft and recreational vehicle capacity within the township.

Project Goals

1. Identify the current capacity for moored watercraft
2. Identify current capacity for recreational vehicles
3. Identify current and permitted storage capacity
4. Determine the relationship between existing demand and storage capacity within the township
5. Provide a reasonable projection of future storage facility needs



RESULTS SUMMARY



PROJECT GOAL 1: CAPACITY FOR MOORED WATERCRAFT WITHIN DANBURY TOWNSHIP

- We have identified 5,502 boat slips within Danbury Township, requiring 25 to 28.42 acres of storage.
- The Village of Marblehead has 1,155 slips requiring 5.25 to 5.95 acres of storage.

PROJECT GOAL 2: CAPACITY FOR RECREATIONAL VEHICLES WITHIN DANBURY TOWNSHIP

- We have identified the capacity for 2913 recreational vehicles, requiring 16.65-18.55 acres of storage.

PROJECT GOAL 3: CURRENT AND PLANNED STORAGE UNIT CAPACITY

- We have identified a total of 96.9 acres of existing and permitted storage, 52 acres indoor (including 5.2 rental self storage), and 44.8 acres of outdoor storage area.

PROJECT GOAL 4: RELATIONSHIP BETWEEN EXISTING DEMAND AND STORAGE CAPACITY WITHIN THE TOWNSHIP

- Currently there is a surplus of storage options within Danbury Township, relative to boat and RV capacity.

PROJECT GOAL 5: PROJECTION OF FURTHER STORAGE FACILITY NEEDS

- An additional 70 acres of indoor storage facilities may be built on parcels that currently have a single large storage building, and the potential for expansion to neighboring parcels would result in approximately 403 acres of additional storage.

METHODS



PROJECT GOAL 1: CAPACITY FOR MOORED WATERCRAFT WITHIN DANBURY TOWNSHIP

Data Used

3" Aerial Imagery, Woolpert 2023, Ottawa County Parcel Map, Lake Erie Coastline Data (NOAA), Pictometry Oblique Imagery, Ohio Department of Natural Resources Division of Parks and Watercraft, Watercraft Registration Information

Methods

COUNTING DOCKS

The township area was divided into 865 250-meter square polygons, allowing imagery to be consistently viewed at a scale of 1:1500. Polygons were scanned for docks, and a point feature was added for each boat dock (Map 1: Number of boat slips within Danbury Township and Village of Marblehead). Boat docks within the Village of Marblehead were digitized using the same methodology (Map 1: Number of boat slips within Danbury Township and Village of Marblehead)

Note regarding aerial imagery: As with all aerial imagery, collection date, cloud cover, other photogrammetric errors and landscape changes over time will impact the accuracy of these data

DETERMINING AVERAGE BOAT LENGTH

Average boat length was calculated from Ohio DNR records for several counties bordering Lake Erie. Easily towed and paddle-craft were removed from the average boat length estimate, and the potential average length of boat within the township was calculated as 22 feet (with personal watercraft (PWC) lengths included) or 25 feet (boats only).

Note regarding Personal Watercraft (PWC): PWCs were not included as a separate class as PWC docks were not in place when imagery was flown. Based on industry averages (125" length, 47.5" beam) a single PWC would need ½ the storage of the average boat. From PWC docks we could see on the ground; most docks would hold 2 PWCs which would equate to the same storage area as one average boat.

DETERMINING BOAT AREA

The area potentially occupied by each boat was calculated as a rectangle of the average boat length multiplied by the average beam. The average beam was determined using a common formula that is based on watercraft length:

$$Beam = 1 + \frac{2}{3} * length^1$$

1. [https://en.wikipedia.org/wiki/Beam_\(nautical\)](https://en.wikipedia.org/wiki/Beam_(nautical))

PROJECT GOAL 2: CAPACITY FOR RECREATIONAL VEHICLE (RV) WITHIN DANBURY TOWNSHIP



Data Used

3" Aerial Imagery, Woolpert 2023, Ottawa County Parcel Map, Lake Erie Coastline Data (NOAA), Pictometry Oblique Imagery, Commercial Campground Permits 2023 from Ottawa County Health Department

Methods

CAMPGROUND RV CAPACITY

A GIS dataset for commercial campgrounds (Map 2 Permitted recreational vehicle sites located at commercial campgrounds within Danbury Township) was created by geocoding the campground list provided from the Ottawa County Department of Health (Appendix 1), the attributes include the number of permitted sites and address information. Parcel ownership information was gathered from the Ottawa County Parcel Map. Pictometry oblique imagery was used to confirm the number of available spaces and permanent structures at each campground.



Note regarding Campground RV Capacity: We have identified five campgrounds that only occupy a small portion of their parcel area (see figure above right). We recognize this may lead to an underestimate of RV capacity if the full area of these parcels were to be used in the future. We calculated a potential RV capacity for this subset of campgrounds by computing the land surface area of each parcel identified as a commercial campground and dividing the number of RV permits by the above area. We then multiplied this value by the land area of the subset of parcels in question to determine the potential RV capacity. This value is reported in parenthesis in the results table for campground capacity.

DETERMINING AVERAGE RV LENGTH AND AREA

Average RV length was calculated from various published sources retrieved through an internet search. We determined the average RV length to be 30.8 feet, with a width of 9 feet, resulting in an average storage need per RV of 277.5 square feet.

PROJECT GOAL 3: CURRENT AND PLANNED STORAGE UNIT CAPACITY

Data Used

3" Aerial Imagery, Woolpert 2023, Ottawa County Parcel Map, 2023 Storage Study Data from Danbury Township Zoning Department, calculated watercraft and recreational vehicle storage need

Methods

PLANNED AND EXISTING INDOOR STORAGE CAPACITY

Permitted and existing storage facilities were taken from the 2023 Storage Study data provided by the Danbury Township Zoning Department. The square footage of buildings not recorded within that dataset were captured from the Ottawa County Auditor and Treasurer's web property search.

OUTDOOR STORAGE

A GIS dataset for outdoor storage within the township was created by aerial imagery interpolation (see Map 4, Storage Facilities within Danbury Township). Areas with more than two boats or RVs were digitized by creating polygons around the storage area. A manual quality control check was completed by the project coordinator to verify identified features.

PROJECT GOAL 4: RELATIONSHIP BETWEEN STORAGE CAPACITY AND WATERCRAFT AND RV CAPACITY

Data Used

2023 Storage Study Data from Danbury Township Zoning Department, calculated watercraft and recreational vehicle storage need

RELATIONSHIP BETWEEN STORAGE CAPACITY AND STORAGE NEEDS

The watercraft and recreational vehicle storage needs were summed and subtracted from the current and permitted storage area within Danbury Township. Storage Relationship = Project Goal 1 + Project Goal 2 - Project Goal 3



PROJECT GOAL 5: PROJECTION OF POTENTIAL GROWTH OF STORAGE FACILITIES WITHIN DANBURY TOWNSHIP

Data used

Ottawa County Parcel Map, 2023 Storage Study Data from Danbury Township Zoning Department

Methods

IDENTIFYING FACILITIES THAT HAVE COMPLETED ONLY THE INITIAL BUILDING PHASE

The locations of existing and planned storage facilities provided by the Township Zoning department (2023 Storage Study) were used to identify parcels containing the only the initial phase of a storage facility. We identified parcels where one building was completed, but the land was cleared and prepared for the construction of future buildings. The potential storage area of these parcels was calculated as the parcel land area minus 40% of the land area (to account for open space requirements, access roads, etc.)

IDENTIFYING PARCELS LIKELY TO BE CONVERTED TO STORAGE FACILITIES

The locations of existing and planned storage facilities were used to identify adjacent parcels that were currently classified as either vacant commercial or agricultural and, with a parcel area of greater than or equal to ½ acre. The potential storage area of these parcels was calculated as the parcel land area minus 40% of the land area (to account for open space requirements, access roads, etc.)

RESULTS



PROJECT GOAL 1: CAPACITY FOR MOORED WATERCRAFT WITHIN DANBURY TOWNSHIP ADMINISTRATIVE BOUNDARY

We have identified 5,502 boat slips within Danbury Township. Of these, 3,698 are located at marinas or other commercial land use properties, 1,450 are located on private residential properties or on HOA owned land, and 354 are located on other land use categories (i.e. State Parks, etc.).

The Village of Marblehead has 1,155 slips, the majority of which are located within marinas (757) followed by residential parcels (275), on or near other commercial properties (72), and adjacent to parcels without an assigned land use (51).

BOAT STORAGE NEEDS

Based on boat slip count within Danbury Township, **the needed storage for boats ranges from 25 to 28.42 acres** (1,089,396 – 1,237,950 square feet). This range is based off the aforementioned boat area calculations for boat average sizes between 22–25 feet in length.

Based on boat slip counts within the Village of Marblehead, **an additional 5.25 – 5.95 acres** (228,690 – 259,875 square feet) of storage is needed if all of these boats are to be stored in Danbury Township.

PROJECT GOAL 2: CAPACITY FOR RECREATIONAL VEHICLE (RV) WITHIN DANBURY TOWNSHIP

We have identified the capacity for 2913 recreational vehicles based on permits issued by the Ottawa County Health Department within Danbury Township. Comparing the permit numbers to visible permanent structures visible within the campgrounds yields 2615 spots available for RVs.

RV STORAGE NEEDS

Based off our RV counts, **a storage area of 16.65 – 18.55 acres (725,662 – 808,357 square feet) is required.** If the identified low RV-density campground expand the number of RV spaces to match the higher RV-density campgrounds **an additional 4.6 acres** (201,465 square feet) of storage would be required to accommodate 725 additional RVs.

PROJECT GOAL 3: CURRENT AND PLANNED STORAGE UNIT CAPACITY

Based on our examination of storage unit capacity within the township, we have arrived at the following results:

- Total outdoor storage: **44.8 acres** (1,952,773 square feet)
- Total existing or permitted indoor storage: **52 acres** (2,266,534 square feet)
 - Rental self storage **5.2 Acres** (226,000 square feet)
- **Total storage capacity: 96.9 acres (4,2199,307 square feet)**

PROJECT GOAL 4: RELATIONSHIP BETWEEN BOAT AND RV CAPACITY AND EXISTING AND PENDING STORAGE WITHIN DANBURY TOWNSHIP

Combining the above results, we arrive at the following: **a surplus of storage options exists within Danbury Township.**

Note: At the time of this report 14.4 acres (626,815 square feet) of indoor storage facilities are permitted but not necessarily built.

Item	Low Estimate	Low Estimate + Marblehead Boats	High Estimate	High Estimate + Marblehead Boats
Boats	25	30.25	28.4	34.35
RVs	16.65	16.65	23.15	23.15
Sum	41.65	46.85	51.55	57.5
Total Storage	96.9	96.9	96.9	96.9
Difference	55.25	50.5	49.95	44

Table 1. Needed storage area and difference between need and current and permitted storage within Danbury Township, Ohio. Low estimates contain an average 22' boat length and the RV permits minus permanent structure calculation, while the high estimates utilize an average 25' boat length and assume all campground permits are utilized by RVs and all campgrounds utilize all available vacant land for RV campsites. The "+ Marblehead Boats" column adds the two estimates for boats moored in the Village of Marblehead to be stored in Danbury Township. All values are reported in acres.

PROJECT GOAL 5: PROJECTION OF POTENTIAL STORAGE FACILITY GROWTH WITHIN DANBURY TOWNSHIP

POTENTIAL STORAGE FACILITY CAPACITY MODEL 1: PHASE 1 COMPLETE

Nine parcels were identified where the initial large storage buildings have been built but significant open space still exists (Table 2). Multiplying the parcel area by the calculated average storage unit density resulted in an **additional 70.4 acres (3,066,383 square feet) of indoor storage capacity with the township** (Map 3. Parcels with existing storage and parcels with potential for storage facilities within Danbury Township).

Parcel Number	Current Land Use	Parcel Acres	Potential Storage Acres
014-14935-29114-000	101-CASH-GRAIN OR GENERAL FARM	15.0	9.0
014-11718-15676-004	500-RESIDENTIAL VACANT LAND	6.1	3.6
014-11718-15676-003	480-COMMERCIAL WAREHOUSES	5.0	3.0
014-11718-15676-001	500-RESIDENTIAL VACANT LAND	3.8	2.3
014-11648-15593-000	111-CASH-GRAIN OR GENERAL FARM	36.4	21.8
014-11330-15168-000	496-MARINA (SMALL BOAT)	17.8	10.7
014-11297-15131-001	499-OTHER COMMERCIAL STRUCTURES	5.0	3.0
014-06445-15706-000	499-OTHER COMMERCIAL STRUCTURES	16.3	9.8
014-04676-06665-000	110-AGRICULTURAL VACANT LAND	12.1	7.2

Table 2. Parcels identified as containing a permitted storage facility, with potential storage calculated based on calculated storage facility density.

POTENTIAL STORAGE FACILITY CAPACITY MODEL 2: EXPANSION TO ADJACENT PARCELS

A total of 43 parcels were identified as adjacent to existing storage facilities, and having either a commercial (19 parcels) or agricultural (24 parcels) land use class. **These parcels could contribute up to 403 acres of storage at the calculated density** (Table 3, Map 3).

Table 3. Parcels adjacent to existing storage facilities and acres of potential storage. Land use codes are 100 - AGRICULTURAL VACANT LAND, 101-CASH-GRAIN OR GENERAL FARM, 110- AGRICULTURAL VACANT LAND, 111-CASH-GRAIN OR GENERAL FARM, 400-COMMERCIAL - VACANT LAND. Classes are AG - Agriculture, COM - Commercial.

Parcel Number	Current Land Use Code	Class	Parcel Acres	Potential Storage Acres
014-01742-32654-000	400	COM	0.5	0.3
014-01918-20971-000	101	AG	13.1	7.9
014-02142-29792-000	400	COM	19	11.4
014-02142-29808-002	400	COM	5	3
014-02142-31057-001	400	COM	26	15.6
014-02874-15672-000	111	AG	6	3.6
014-04676-06665-007	400	COM	1.2	0.7
014-04676-06665-007	400	COM	1.2	0.7
014-04676-06665-034	110	AG	4.3	2.6
014-04676-06665-051	110	AG	11.8	7.1
014-04694-06735-043	400	COM	6.4	3.8
014-08383-28384-100	111	AG	14.8	8.9
014-10934-14613-000	111	AG	38.9	23.4
014-10952-14637-001	400	COM	13	7.8
014-10988-14677-000	100	AG	12.3	7.4
014-11241-15032-000	110	AG	23.6	14.1
014-11244-15388-000	110	AG	18.7	11.2
014-11295-15129-000	110	AG	9.3	5.6
014-11381-15239-001	110	AG	9.9	6
014-11478-15413-000	110	AG	24.5	14.7
014-11490-15372-001	111	AG	34.5	20.7
014-11510-15405-000	400	COM	2	1.2
014-11562-15496-001	400	COM	1.4	0.8
014-11578-28303-000	400	COM	45.5	27.3
014-11592-15521-001	400	COM	0.7	0.4
014-11592-15521-003	400	COM	0.5	0.3
014-11598-15529-000	111	AG	10	6

Table 3, cont'd. Parcels adjacent to existing storage facilities and acres of potential storage. Land use codes are 100 - AGRICULTURAL VACANT LAND, 101-CASH-GRAIN OR GENERAL FARM, 110- AGRICULTURAL VACANT LAND, 111-CASH-GRAIN OR GENERAL FARM, 400-COMMERCIAL - VACANT LAND. Classes are AG - Agriculture, COM - Commercial.

Parcel Number	Current Land Use Code	Class	Parcel Acres	Potential Storage Acres
014-11604-15534-000	110	AG	18	10.8
014-11606-15537-000	110	AG	19.9	11.9
014-11606-15537-002	400	COM	1.6	1
014-11606-15537-004	400	COM	1.1	0.7
014-11641-15578-007	400	COM	4.2	2.5
014-11641-15578-008	400	COM	4.3	2.6
014-11735-15670-000	110	AG	21.1	12.7
014-11846-15830-000	110	AG	87.1	52.2
014-12011-31774-000	400	COM	2.8	1.7
014-12054-30443-000	100	AG	27.3	16.4
014-12941-28348-001	100	AG	11.9	7.1
014-17166-28353-000	111	AG	38.9	23.4
014-17166-28353-000	111	AG	38.9	23.4
014-18663-25001-000	111	AG	33.8	20.3
014-18663-25004-000	110	AG	5	3
014-20879-34263-006	400	COM	1.4	0.9

DELIVERABLES



ALL FILES ARE WITHIN A SINGLE FOLDER NAMED "DANBURY_STORAGE"

All data created by the GAC will be delivered in shapefile format to ensure compatibility with older ESRI products or other geospatial software.

All tabular data is stored in MS Excel format.

Readme file is stored in .txt format.

Example Directory Tree:

Danbury_Storage

 /Boats

DanburyBoatSlips.shp - point data of digitized boat slips

VillageofMarbleheadBoatSlips.shp - point data of digitized boat slips

 /RVs

 DanburyCampgrounds2024.shp - point data of geocoded campgrounds

 PotentialRV_Capacity.shp - point data of campgrounds with calculated potential RV capacity

 /Storage

ExisitingStorageFacilities.shp - polygon data of parcels with exisiting or permitted storage facilities digitized from 2023 storage study data

ParcelswithStorageFacilitieswithPotentialtoExpand.shp - polygon data of parcels with inital storage facility construction complete but obvious space to build additional buildings

PotentialParcels.shp - Parcels identied as likely to have storage facilities built due to land use and proximity to exisiting storage facilities

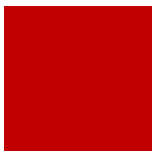


USE & RESTRICTIONS



This data delivery represents the best data available for the study area between February – May 2023. Miami University and the Geospatial Analysis Center make no assumption of data accuracy or completeness after these dates. All data was created using publicly available datasets.

If you have any questions about the data or methods, please contact Miami University's Geospatial Analysis Center, mugac@miamioh.edu



ATTACHMENTS



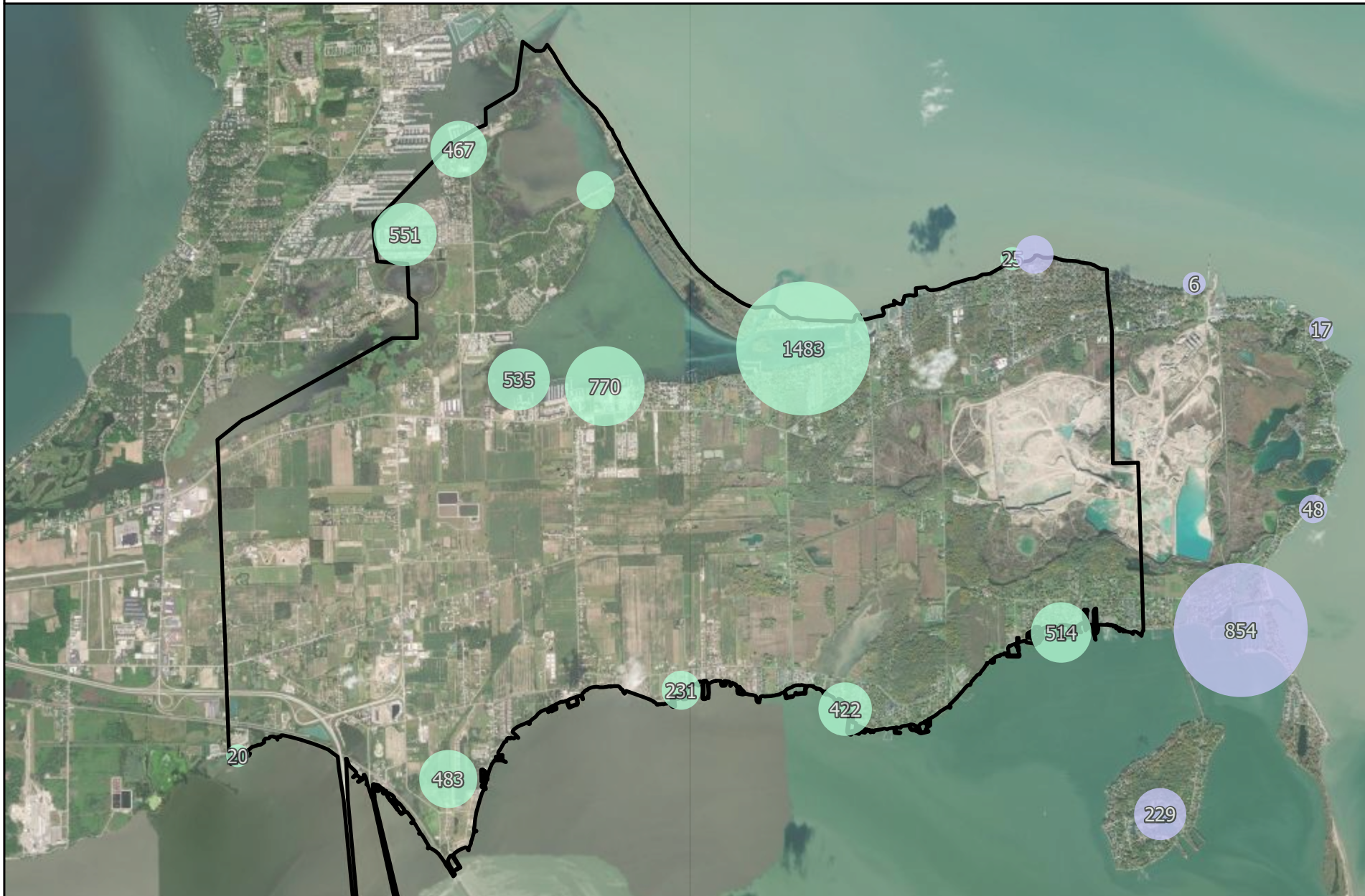
MAP 1. NUMBER OF BOAT SLIPS WITHIN DANBURY TOWNSHIP AND VILLAGE OF MARBLEHEAD

MAP 2. PERMITTED RECREATIONAL VEHICLE SITES LOCATED AT COMMERCIAL CAMPGROUNDS WITHIN DANBURY TOWNSHIP

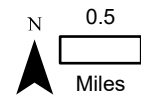
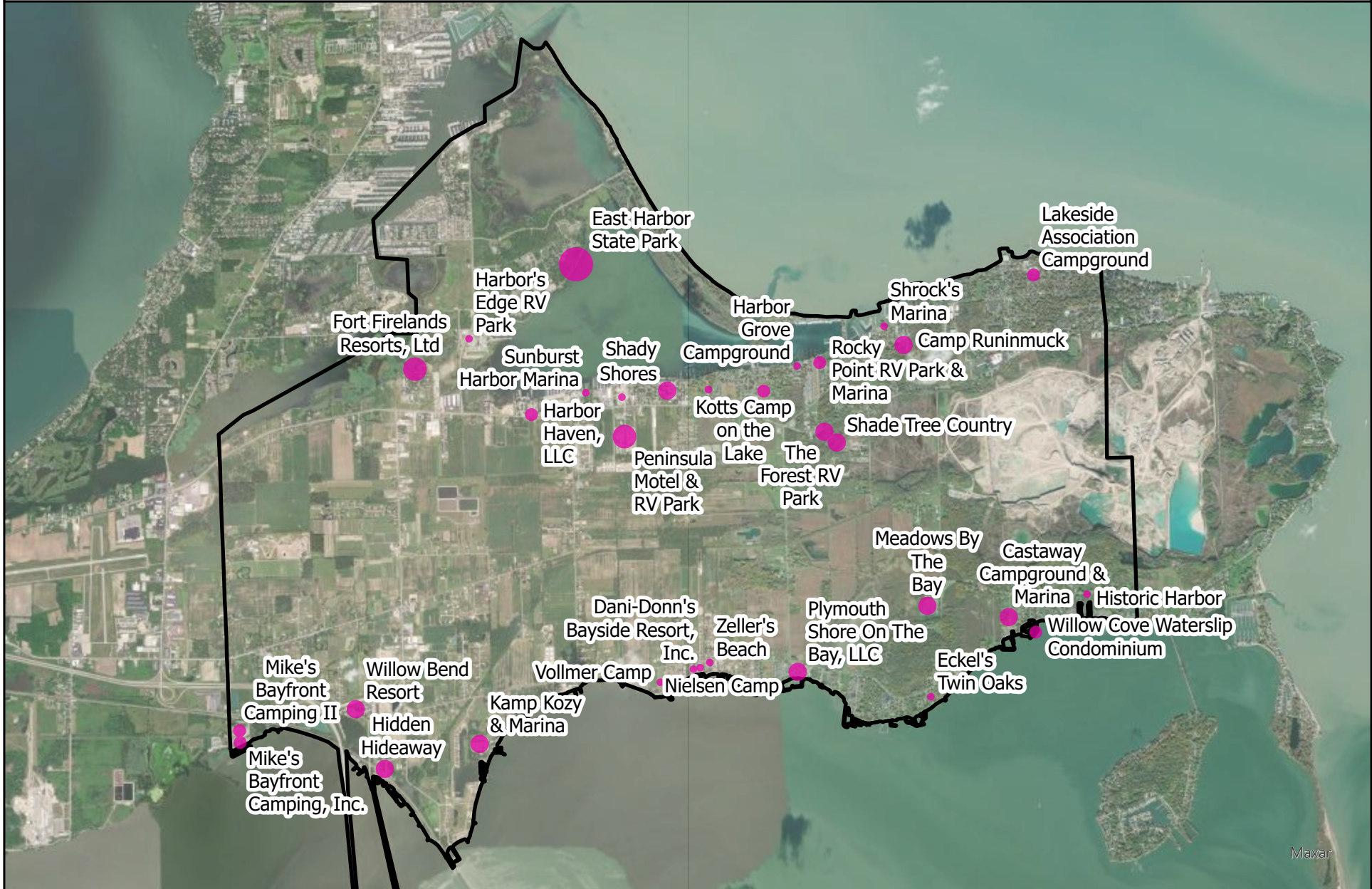
MAP 3. PARCELS WITH EXISTING STORAGE AND PARCELS WITH POTENTIAL FOR STORAGE FACILITIES WITHIN DANBURY TOWNSHIP

APPENDIX 1. CAMPGROUNDS 2024 DANBURY TOWNSHIP

Number of boat slips within Danbury Township and Village of Marblehead



Permitted recreational vehicle sites located at commercial campgrounds within Danbury Township



Number of Permits

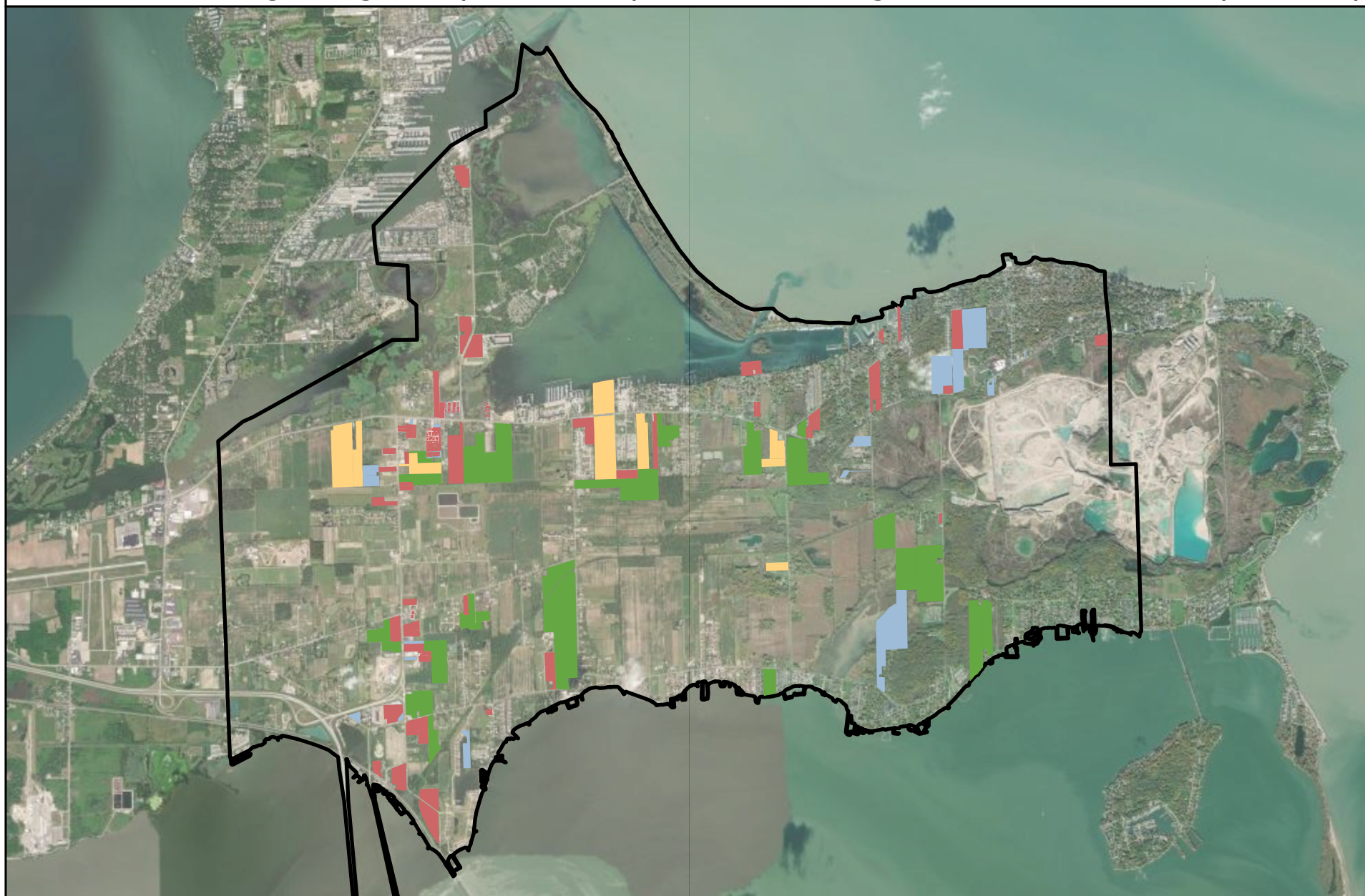
- 10 - 30
- 31 - 82

● 83 - 140

● 141 - 268

● 269 - 576

Parcels with existing storage and parcels with potential for storage facilities within Danbury Township



Campgrounds 2024 Danbury Township

Name	Sites	Type
Address	City	Zip
		Township
Bay Point	184	RECREATION CAMP
10948 E. Bayshore Rd.	Marblehead	43440
Danbury		
Camp Runinmuck	122	RECREATIONAL VEHICLE PARK
8786 N. Shore Blvd.	Marblehead	43440
		Danbury
Castaway Campground & Marina	100	COMBINED PARK-CAMP
9438 E. Bayshore Rd.	Marblehead	43440
		Danbury
Dani-Donn's Bayside Resort, Inc.	13	RECREATIONAL VEHICLE PARK
7420 E. Bayshore Rd.	Marblehead	43440
		Danbury
East Harbor State Park	642	COMBINED PARK-CAMP
1169 N. Buck Rd.	Marblehead	43440
		Danbury
Eckel's Twin Oaks	25	COMBINED PARK-CAMP
8920 E. Bayshore Rd.	Marblehead	43440
		Danbury
Fort Firelands Resorts, Ltd	235	COMBINED PARK-CAMP
5650 E. Harbor Rd.	Marblehead	43440
		Danbury
Harbor Grove Campground	15	COMBINED PARK-CAMP
8087 E. Rollie Dr.	Marblehead	43440
		Danbury
Harbor Haven, LLC	47	COMBINED PARK CAMP
6271 E. Harbor Rd.	Marblehead	43440
		Danbury

Name	Sites	Type
Address	City	Township
	Zip	
Harbor Winds	10	RECREATIONAL VEHICLE PARK
7511 E. Harbor Rd.	Marblehead	Danbury
Harbor's Edge RV Park	30	RECREATIONAL VEHICLE PARK
999 N. Buck Road	Marblehead	Danbury
Hidden Hideaway	90	RECREATIONAL VEHICLE PARK
2350 S. Danbury Station Rd.	Port Clinton	Danbury
Historic Harbor	13	RECREATIONAL VEHICLE PARK
9948 Bayshore Rd.	Marblehead	Danbury
Kamp Kozy & Marina	140	COMBINED PARK-CAMP
2450 S. Meter Rd.	Marblehead	Danbury
Kotts Camp on the Lake	67	COMBINED PARK-CAMP
7931 E. Harbor Rd.	Marblehead	Danbury
Lakeside Association Campground	82	COMBINED PARK-CAMP
236 Walnut Ave.	Lakeside	Danbury
Meadows By The Bay	121	RECREATIONAL VEHICLE PARK
1920 S. Bayshore Rd.	Marblehead	Danbury
Mike's Bayfront Camping II	56	COMBINED PARK-CAMP
1955 South Lightner Rd.	Port Clinton	Danbury
Mike's Bayfront Camping, Inc.	80	COMBINED PARK-CAMP
2005 S. Lightner Rd.	Port Clinton	Danbury

Name	Sites	Type
Address	City	Township
	Zip	
Nielsen Camp	15	COMBINED PARK-CAMP
7404 E. Bayshore Rd.	Marblehead	Danbury
Peninsula Motel & RV Park	268	COMBINED PARK-CAMP
6930 E. Harbor Rd.	Lakeside	Danbury
Plymouth Shore On The Bay, LLC	115	COMBINED PARK-CAMP
8010 E. Bayshore Rd.	Marblehead	Danbury
Rocky Point RV Park & Marina	70	COMBINED PARK-CAMP
8254 E. Jo Ann Lane	Marblehead	Danbury
Shade Tree Country	96	RECREATIONAL VEHICLE PARK
8286 E. Harbor Rd.	Marblehead	Danbury
Shady Shores	119	COMBINED PARK-CAMP
7233 E. Harbor Rd.	Marblehead	Danbury
Shrock's Marina	25	COMBINED PARK-CAMP
501 Miley Dr.	Marblehead	Danbury
Sunburst Harbor Marina	7 10 available	RECREATIONAL VEHICLE PARK
6721 E. Harbor Rd.	Marblehead	Danbury
Surf Motel & RV Campground	97	COMBINED PARK-CAMP
230 E. Main St.	Marblehead	Danbury
The Forest RV Park	108	RECREATIONAL VEHICLE PARK
8230 E. Harbor Rd.	Marblehead	Danbury

Name	Sites	Type
Address	City	Township
	Zip	
Tibbels Mobile Home Ct., Motels, LTD	10	RECREATIONAL VEHICLE PARK
6965 E. Harbor Rd.	Marblehead	Danbury
Vollmer Camp	22	RECREATIONAL VEHICLE PARK
7138 E. Bayshore Rd.	Marblehead	Danbury
Willow Bend Resort	108	RECREATIONAL VEHICLE PARK
5115 E. Bayshore Rd.	Port Clinton	Danbury
Willow Cove Waterslip Condominium	45	COMBINED PARK-CAMP
2200 Harborview Rd.	Marblehead	Danbury
Wilson's Beach	6	RECREATIONAL VEHICLE PARK
10310 E. Bayshore Rd.	Marblehead	Danbury
Zeller's Beach	15	RECREATIONAL VEHICLE PARK
7516 E. Bayshore Rd.	Marblehead	Danbury

Licensed for 2,914 total