

Huron County Subdivision Regulations 2008

**ADOPTED BY
THE HURON COUNTY BOARD OF
COMMISSIONERS**

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November 6, 2008

08-391

RESOLUTION

IN THE MATTER OF ADOPTING AMENDED SUBDIVISION REGULATIONS

Ralph A. Fegley

moved the adoption of the following resolution:

WHEREAS, the Huron County Board of Commissioners has received recommendations from the Huron County Planning Commission to amend the Subdivision Regulations, as attached hereto; and

WHEREAS, the Board held a public hearing on October 28, 2008, pursuant to notice for comment on the amended regulations, in accordance with Subdivision Regulations section 170 and Ohio Revised Code chapter 711; and

WHEREAS, the Board has determined that the amended regulations will serve to protect the public health, safety, comfort, convenience and general welfare within the unincorporated areas of Huron County; now therefore

BE IT RESOLVED, that the Huron County Board of Commissioners hereby adopts the amended Subdivision Regulations of Huron County as recommended by the Huron County Planning Commission and attached hereto and incorporated herein; and further

BE IT RESOLVED, that the amended regulations shall become effective January 1, 2009, without further action; and further

BE IT RESOLVED, that the foregoing resolution was adopted and all actions and deliberations of the Board of Commissioners of the County of Huron, Ohio, relating thereto were conducted in meetings open to the public, in compliance with all applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Gary W. Bauer

seconded the motion. The roll being called upon its adoption, the vote resulted as follows:

CERTIFICATION

I, Clerk to the Board of Huron County Commissioners do hereby certify that the above is a true and correct copy of the resolution passed on 11/06/08 and is recorded in the Commissioners Journal Volume 25 page

[Signature]
CLERK

| | |
|------------|---|
| <u>yes</u> | <u>Mike Adelman</u> Mike Adelman |
| <u>yes</u> | <u>Gary W. Bauer</u> Gary W. Bauer |
| <u>yes</u> | <u>Ralph A. Fegley</u> Ralph A. Fegley |

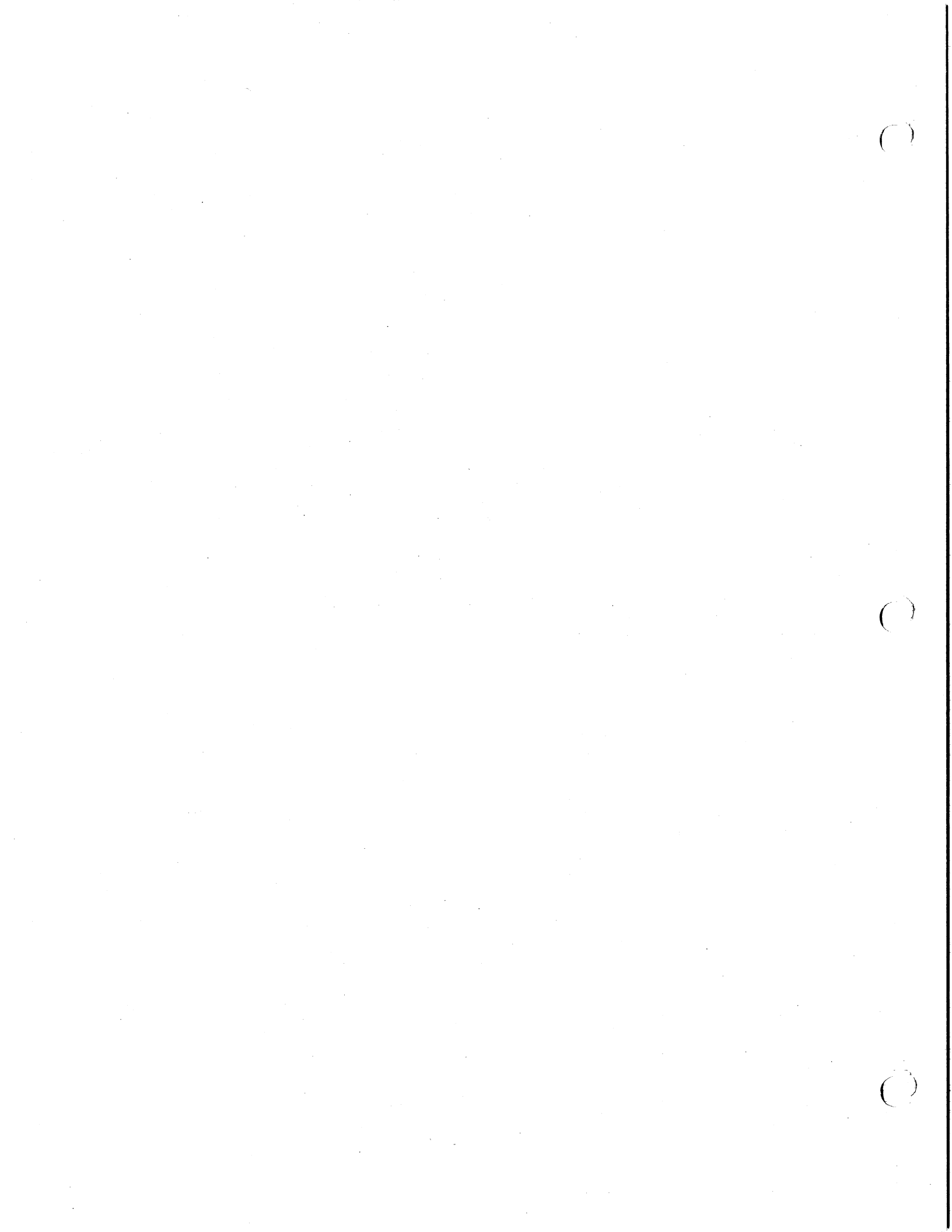


TABLE OF CONTENTS

| | Page |
|--|-------------|
| 201 General Provisions | |
| 201.01 Title | 1 |
| 201.02 Purpose and Intent | 1 |
| 201.03 Authority | 2 |
| 201.04 Jurisdiction | 2 |
| 201.05 Enactment | 2 |
| 201.06 Interpretation, Conflict and Severability | 3 |
| A. Interpretation and Conflict | 3 |
| B. Severability | 3 |
| 201.07 Saving Provision | 4 |
| 201.08 Reservations and Repeals | 4 |
| 201.09 Amendments | 4 |
| 201.10 Public Purpose | 4 |
| 201.11 Variances, and Appeals | 5 |
| A. Variances | 5 |
| B. Appeals | 6 |
| 201.12 Nonconformances | 7 |
| 201.13 Enforcement, Violations, and Penalties | 7 |
| 201.14 Prohibitions | 8 |
| A. Recording of Plat | 8 |
| B. Revision of Plat after Approval | 8 |
| C. Sale of Land within Subdivisions | 8 |
| D. One Dwelling per Parcel | 8 |
| E. Easements | 9 |
| 201.15 Administration | 9 |
| A. Planning Department | 9 |
| B. Planning Commission | 9 |
| C. County Commissioners | 9 |
| D. Technical Review Committee | 10 |
| 201.16 Development Permits | 10 |
| 201.17 Subdivision Fees | 12 |
| | |
| 202 Definitions | |
| 202.01 Rules of Construction | 13 |
| 202.02 Definitions | 13 |
| | |
| 203 Major Subdivision | |
| 203.01 Purpose and Intent | 29 |
| 203.02 Comprehensive Land Use Plan Policies | 29 |

| | |
|---|----|
| 203.03 Subdivision Types | 29 |
| A. Rural Subdivision | 30 |
| B. Semi-Rural Subdivision | 30 |
| C. Open Space Subdivision | 30 |
| D. Village Cluster Subdivision | 30 |
| 203.04 Development Standards | 31 |
| A. General | 31 |
| B. Subdivision Type | 31 |
| C. Homeowners Association | 32 |
| 203.05 General Procedures | 34 |
| A. Applicability | 34 |
| B. Concept Plan | 36 |
| C. Preliminary Plat | 38 |
| D. Construction Documents | 41 |
| E. Final Plat | 41 |
| 203.06 Submittal Requirements | 44 |
| A. Concept Plan Submittal | 44 |
| B. Preliminary Plat Submittal | 47 |
| C. Construction Documents Submittal | 52 |
| D. Final Plat Submittal | 53 |
| 204 Minor Subdivision & Large Lot Division | |
| 204.01 Purpose and Intent | 55 |
| 204.02 Comprehensive Land Use Plan Policies | 55 |
| 204.03 Applicability | 56 |
| 204.04 Development Standards | 56 |
| A. Criteria for Establishing Lots | 56 |
| B. Dimensional Standards | 56 |
| 204.05 General Procedures | 56 |
| A. Minimum Conditions for Approval | 56 |
| B. Procedure | 57 |
| 204.06 Submittal Requirements | 59 |
| 204.07 Original Tract Definition | 61 |
| 204.08 (Intentionally left blank) | |
| 204.09 (Intentionally left blank) | |
| 204.10 Large Lot Division | 61 |
| A. General | 61 |
| B. Pre-Application Meeting | 62 |
| C. Survey Requirement | 62 |
| D. Lot Frontage Requirement | 62 |
| E. Lot Depth to Width Ratio | 63 |
| F. Application Submittal Requirements | 63 |
| G. Review and Approval | 65 |
| H. Agricultural and Personal Recreational Purposes Exemption | 65 |
| Certification for Agricultural/Recreational Exemption Form | 68 |

| | | |
|------------|--|----|
| 205 | Commercial and Industrial Subdivisions | |
| | 205.01 Purpose and Intent | 69 |
| | 205.02 Comprehensive Land Use Plan Policies | 69 |
| | 205.03 Development Guidelines | 70 |
| | A. Development Standards | 70 |
| | 205.04 General Procedures | 71 |
| | 205.05 Submittal Requirements | 71 |
| | | |
| 206 | Planning Principles and Design Standards | |
| | 206.01 Purpose and Intent | 73 |
| | 206.02 General Standards | 73 |
| | A. Conformance to Applicable Rules and Regulations | 73 |
| | B. Adequate Public or Private Facilities | 74 |
| | C. Self-Imposed Restrictions | 75 |
| | D. Access | 75 |
| | E. Monuments and Coordinate Data | 75 |
| | F. Suitability of the Land for Development | 75 |
| | G. Subdivision Name | 75 |
| | H. Surety for Public Improvements | 76 |
| | I. Development Agreement | 76 |
| | 206.03 Lots | 77 |
| | A. Lot Arrangement | 77 |
| | B. Lot Dimensions | 77 |
| | C. Lot Frontage | 80 |
| | D. Building Envelope | 80 |
| | E. Lot Orientation | 80 |
| | F. Double Frontage Lots and Access to Lots | 80 |
| | G. Waterbodies and Watercourses | 80 |
| | H. Off-street Parking | 81 |
| | 206.04 Roads | 81 |
| | A. Purpose and Intent | 81 |
| | B. General Design Standards | 81 |
| | C. Access Standards | 86 |
| | D. Alternative Roads | 87 |
| | 206.05 Drainage and Storm Sewers | 88 |
| | A. General Requirements | 88 |
| | B. Nature of Stormwater Facilities | 88 |
| | C. Buried Drainage Systems | 90 |
| | D. Dedication of Drainage Easements | 90 |
| | E. Roadside Drainage | 91 |
| | 206.06 Water Facilities | 91 |
| | A. General Requirements | 91 |
| | B. Private Water Systems | 92 |
| | C. Fire Hydrants | 92 |
| | 206.07 Sewerage Facilities | 92 |
| | A. General Requirements | 92 |

| | | | |
|------------|----|---|-----|
| | B. | Suburban Density Residential Development | 92 |
| | C. | Rural Density Residential Development | 93 |
| | D. | Mandatory Connection to Public Sewer System | 93 |
| | E. | Individual Disposal System Requirements | 93 |
| 206.08 | | Sidewalks, Pedestrian Access and Bike Paths | 93 |
| | A. | Sidewalks | 93 |
| | B. | Pedestrian Access | 94 |
| | C. | Bike Paths | 94 |
| 206.09 | | Utilities | 94 |
| | A. | Location for Major Subdivisions | 94 |
| | B. | Easements | 95 |
| | C. | Installation | 95 |
| | D. | Screening | 95 |
| 206.10 | | Public Uses | 95 |
| | A. | Public Facilities | 95 |
| | B. | Parks and Recreation Facilities | 96 |
| 206.11 | | Landscaping, Screening and Buffering | 97 |
| | A. | Major Subdivisions Adjacent to Farms | 97 |
| | B. | Landscaping Common Areas | 98 |
| | C. | Off-Street Parking Lots and Loading Docks | 98 |
| | D. | Trash Receptacles | 98 |
| | E. | Commercial and Industrial Perimeter Treatment | 98 |
| | F. | Street Frontage Trees | 99 |
| | G. | Maintenance | 100 |
| 206.12 | | On-Site Lighting | 100 |
| 207 | | Environmental Planning Standards | |
| 207.01 | | Purpose and Intent | 103 |
| 207.02 | | Comprehensive Land Use Plan Policies | 104 |
| 207.03 | | Planning Considerations | 104 |
| | A. | Preserving Resources in a Development | 104 |
| | B. | Designing Open Space Systems | 105 |
| | C. | Greenway Guidelines | 105 |
| | D. | Reserves | 106 |
| 207.04 | | Aquifers and Aquifer Recharge Areas | 107 |
| | A. | Intent | 107 |
| | B. | Protection Measures | 107 |
| 207.05 | | Flood Plains | 107 |
| 207.06 | | Forests | 107 |
| | A. | Intent | 107 |
| | B. | Protection Measures | 108 |
| 207.07 | | Historic, Archaeological and Cultural Resources | 109 |
| | A. | Intent | 109 |
| | B. | Protection Measures | 109 |
| 207.08 | | Hydric Soils | 109 |
| | A. | Intent | 109 |
| | B. | Protection Measures | 110 |

| | | |
|---------------------------------|--|-------|
| 207.09 Prime Agricultural Land | | 110 |
| A. | Intent | 110 |
| B. | Protection Measures | 110 |
| 207.10 Riparian Corridors | | 110 |
| A. | Intent | 110 |
| B. | Protection Measures | 111 |
| 207.11 Steep Slopes | | 111 |
| A. | Intent | 111 |
| B. | Protection Measures | 111 |
| 207.12 Wetlands | | 113 |
| A. | Intent | 113 |
| B. | Protection Measures | 113 |
| 208 Appendix | | |
| 208.01 Subject Index | | 115 |
| 208.02 Miscellaneous Appendices | | 119 |
| A. | Required Statements and Signatures to be affixed on the Plat | 119 |
| 208.03 Typical Drawings | | 122 |
| 208.04 Application Forms | | 122 |
| A. | Major Subdivision - Concept Plan | 123 |
| B. | Major Subdivision - Preliminary Plat | 127 |
| C. | Major Subdivision - Final Plat | 131 |
| D. | Minor Subdivision | 135 |
| E. | Large Lot Division | 139 |
| F. | Variance | 143 |
| G. | Extension Approval | 145 |
| Tables | | |
| A. | Related Development / Actions | 11 |
| B. | Lot Standards by Major Subdivision Type | 31 |
| C. | Public Improvement Standards by Major Subdivision Type | 32 |
| D. | Minimum Dimensional Requirements for Lots in Unzoned Townships | 78-79 |
| E. | Road Right-of -Way and Lane Standards | 82 |
| F. | Steep Slope Minimum Lot Area Requirements | 112 |
| G. | Required Setbacks on Steep Slopes | 113 |

Note to the Reader:

The Huron County Subdivision Regulations include regulations required for the subdivision and development of land in the unincorporated area of Huron County, as permitted under the Ohio Revised Code. The Subdivision Regulations also include guidelines that are intended to provide interpretation relative to these requirements. In addition, applicable policies of the Huron County Comprehensive Land Use Plan have also been incorporated into these regulations.

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201 General Provisions

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|---|--|
| 201.01 Title | 201.09 Amendments |
| 201.02 Purpose and Intent | 201.10 Public Purpose |
| 201.03 Authority | 201.11 Variances and Appeals |
| 201.04 Jurisdiction | 201.12 Nonconformances |
| 201.05 Enactment | 201.13 Enforcement, Violations, and Penalties |
| 201.06 Interpretation, Conflict and Severability | 201.14 Prohibitions |
| 201.07 Saving Provision | 201.15 Administration |
| 201.08 Reservations and Repeals | 201.16 Development Permits |
| | 201.17 Subdivision Fees |

201.01 Title

The official name of the Subdivision Regulations including recommendations in the Huron County Comprehensive Land Use Plan shall be the "Subdivision Regulations of Huron County, Ohio", hereinafter known as the "Subdivision Regulations".

201.02 Purpose and Intent

The purpose of the Subdivision Regulations is the following:

- A. To protect and provide for the public health, safety, and welfare.
- B. To ensure that land to be subdivided is of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace.
- C. To ensure that development subject to the Subdivision Regulations occurs in accordance with Huron County's adopted Comprehensive Land Use Plan, as amended, and other County plans and policies.
- D. To provide for the orderly and beneficial development of Huron County through appropriate growth management techniques, assuring the timing and sequence of development and the proper design and construction of major and minor subdivisions.
- E. To ensure land is not subdivided until adequate public facilities and improvements exist and proper provisions have been made for drainage, water, sewage, and capital improvements such as schools, parks, recreation facilities, transportation facilities, and improvements.
- F. To ensure the proper arrangement of streets or other highways in relation to existing or planned streets or highways, a county or regional corridor plan, County Thoroughfare Plan and/or the County Transportation Plan.
- G. To ensure adequate and convenient traffic movement, appropriate open space for utilities, access for fire fighting apparatus, recreation, light, air, and privacy, and

- for the avoidance of congestion of population.
- H. To prevent the pollution of air, streams, and ponds, and to ensure that development subject to the Subdivision Regulations is sensitive to and compatible with environmental considerations.
 - I. To ensure the ability of the natural environment to adequately support such development without significant negative consequences, and to ensure critical natural resources including prime agricultural soils are preserved, conserved, and/or protected.
 - J. To establish reasonable standards of design and procedures for subdivisions and replats in order to further the orderly layout and use of land, and to ensure proper legal descriptions and monumentation of subdivided land.

201.03 Authority

The authority to adopt rules and regulations governing plats, subdivisions of land and site development, and to approve, conditionally approve or disapprove plats, subdivisions of land and site development within the unincorporated portion of Huron County, Ohio, shall be derived from the authority provided pursuant to Chapters 711 and 713 of the Ohio Revised Code (ORC), as amended.

The Subdivision Regulations shall apply to all divisions of land and all development of land situated within the unincorporated portion of Huron County, Ohio.

Rules and regulations may be adopted in support of the Subdivision Regulations, including but not limited to storm water management regulations, flood damage reduction regulations, access management policies, water quality regulations, health and environmental protection regulations, and erosion and sedimentation controls.

201.04 Jurisdiction

The rules and regulations governing plats and subdivisions of land and site development contained herein shall apply to all land within the unincorporated portion of Huron County, Ohio.

201.05 Enactment

The Subdivision Regulations are enacted by Resolution No. 08-391, duly adopted by the Board of County Commissioners of Huron County, Ohio, on November 6, 2008, and do hereby serve as a replacement of the existing Huron County, Ohio, Subdivision Regulations.

201.06 Interpretation, Conflict and Severability

A. Interpretation and Conflict

In their interpretation and application, the Subdivision Regulations shall be held to be minimum requirements, unless otherwise stated, for the promotion of the public health, safety, and general welfare. These regulations shall be construed broadly to promote the purposes for which they are adopted.

1. Public Provisions

The Subdivision Regulations are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute, or other provision of law except as provided in these regulations. The provisions of the Subdivision Regulations shall supplement any and all laws of the State of Ohio, resolutions of Huron County or any and all rules and regulations promoted by authority of such law or resolution relating to the purposes and scope of the Subdivision Regulations. Whenever the requirements of the Subdivision Regulations are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, or resolutions, the most restrictive or that imposing the higher standards shall govern, except in the case of conflicting state statutes wherein the state statutes shall govern.

2. Private Provisions

The Subdivision Regulations are not intended to abrogate any easement, covenant or any other private agreement or restriction, provided that where the provisions of these regulations are more restrictive or impose higher standards or regulations than such easement, covenant, or other private agreement or restriction, the requirements of these regulations shall govern. Where the provisions of the easement, covenant, or private agreement or restriction impose duties and obligations more restrictive or standards that are higher than the requirements of these regulations or determinations of the Planning Commission or County Commissioners in approving a subdivision or in enforcing these regulations, then the private provisions shall be operative and supplemental to these regulations and the determinations made under these regulations.

B. Severability

Each chapter, section, paragraph, sentence, clause, phrase, or other divisible part of the Subdivision Regulations is hereby declared to be severable and if any such chapter, section, paragraph, sentence, clause, phrase or other divisible part of the

Subdivision Regulations is declared unconstitutional or otherwise invalid by any court of competent jurisdiction in a valid judgment or decree, such unconstitutionality or invalidity shall not affect any of the remaining chapters, sections, paragraphs, sentences, clauses, phrases, or other divisible parts of the Subdivision Regulations since the same would have been enacted without the incorporation into the Subdivision Regulations of such, unconstitutional or invalid chapter, section, paragraph, sentence, clause, phrase, or other divisible part.

201.07 Saving Provision

The Subdivision Regulations shall not be construed as abating any action now pending under, or by virtue of, prior existing subdivision regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm or corporation, or as waiving any right of the County under any section or provision existing at the time of adoption of the Subdivision Regulations, or as vacating or annulling any rights obtained by any person, firm or corporation by lawful action of Huron County except as shall be expressly provided for in the Subdivision Regulations.

201.08 Reservations and Repeals

Upon the adoption of the Subdivision Regulations according to the Ohio Revised Code, the regulations of Huron County adopted August 30, 1973, as amended, are hereby repealed, except as to those sections expressly retained in these regulations.

201.09 Amendments

For the purposes of protecting the public health, safety, and general welfare, the Huron County Planning Commission may from time to time propose amendments to these regulations which shall then be approved or disapproved by the Huron County Commissioners at a public meeting following public notice. At a minimum, once every five years the Administrative Officer shall conduct a review of the Subdivision Regulations commencing from the effective date of the Subdivision Regulations and shall issue a report to the Planning Commission with recommendations for proposed amendments.

201.10 Public Purpose

Regulation of the subdivision of land and the attachment of reasonable conditions to land subdivision is an exercise of the valid police power delegated to counties by the State of Ohio. The developer/subdivider has the duty of compliance with reasonable conditions required by the Planning Commission for design, dedication, improvement, and restrictive use of the land to conform to the physical and economic development of the County and to the health, safety, and general welfare of the future lot owners in the subdivision and the community at large.

201.11 Variances and Appeals

A. Variances

The Huron County Planning Commission may grant variances to the Subdivision Regulations following the variance procedure and criteria. Variances shall be considered to be substantive modifications to existing regulations and standards.

1. Procedure

An applicant requesting a variance to a provision of the Subdivision Regulations shall complete an application form provided by the Administrative Officer and shall submit that application form with all necessary fees and accompanying material to the Huron County Planning Department, 8 Fair Road, Norwalk, Ohio 44857, when established. Applications for variances shall be submitted at least 10 working days prior to a scheduled meeting of the Planning Commission. A total of 15 copies of the application package shall be submitted.

Upon a review of the submittal and determination that the submittal is complete and meets all requirements per this section, the Administrative Officer shall place the variance on the agenda for the next Planning Commission meeting. The Administrative Officer shall review the request and prepare a written recommendation, following review and comments from the Technical Review Committee and other appropriate offices. The recommendation shall accompany a copy of the application package that is forwarded to the Planning Commission with the meeting notice. Notice of the variance request shall be posted in the Planning Department and a second public location in the County Administration Building. Notification shall also be sent to the trustees of the township(s) where the proposed development is situated, any other relevant public agencies, and all owners of property within a 1000 foot buffer of the subject parcel. Developer will be responsible for obtaining a list of property owners and their mailing addresses and is encouraged to contact the Huron County Map Department for assistance.

The Planning Commission shall hear the request and make a decision within 30 days of its hearing of the request. In its motion, the Commission shall fully describe the variance(s) granted, including citing the appropriate sections of the Subdivision Regulations, citing the basis, conditions, and reasons for its action, including the criteria under Subsection 2 that are met by the applicant in moving for approval. The Commission may also require conditions or modifications to the application that, in its judgment, secure substantially the objective of the standards or requirements so varied or modified and which protect the public health, safety, and general welfare.

2. Criteria

The Planning Commission in consideration of a request for a variance shall use the following criteria. In order to approve a variance, the Planning Commission must cite at least one of the following criteria to justify an approval:

a. That an extraordinary and obviously unnecessary hardship may result from the strict application of the Subdivision Regulations due to exceptional topographic or other physical conditions. Such hardship may not be considered if it was brought upon by the actions of the applicant.

b. That truly unique circumstances are present that create a hardship with the strict application of the Subdivision Regulations. Such hardship may not be considered if it was brought upon by the actions of the applicant.

3. Policies

In approving an application for a variance, the action of the Planning Commission must not conflict with the following policies:

a. In no instance shall a variance be granted for the sole purpose of increasing economic benefit to the applicant.

b. In no instance shall a variance be granted which has the effect of nullifying the intent and purposes of the Subdivision Regulations, the Huron County Comprehensive Land Use Plan as amended, or a zoning resolution if such exists.

c. In no instance shall a variance be granted that conveys to the applicant, developer, subdivider, builder, or property owner special rights or privileges, as determined by the Planning Commission.

4. Effect of Approval and Period of Validity

The approved variance and its conditions shall be noted on the Final Plat. If approved, the variance shall remain valid for 12 months from the date of approval or as long as a subdivision is being actively processed in accordance with the Subdivision Regulations. Subdivisions, which fail to meet the processing requirements, will be required to submit a new variance request.

B. Appeals

Any person who believes he or she has been aggrieved by the Subdivision Regulations or the action of the County Planning Commission, has all the rights of

appeal as set forth in Chapter 711 of the Ohio Revised Code or any other applicable section of the Ohio Revised Code, as amended.

201.12 Nonconformances

Subdivisions approved prior to the adoption of these amended Subdivision Regulations shall be classified as legally nonconforming subdivisions and shall meet the regulations of the Huron County Subdivision Regulations, as amended in XXXX, 20XX.

Applications to create subdivisions (major, minor, large lot divisions) which have been received by the Huron County Planning Department, certified as fulfilling the submittal requirements, and which are at a stage in the approval process, shall be processed according to the regulations in place prior to the effective date of these amended regulations.

Applications to create subdivisions (major, minor, large lot divisions) submitted to the Planning Department after the effective date of these amended regulations shall be processed and approved according to these amended regulations.

201.13 Enforcement, Violations and Penalties

Whoever violates any rule or regulation adopted by the Huron County Commissioners for the purpose of setting standards, and requiring and securing the construction of improvements within a subdivision or fails to comply with any order pursuant thereto is creating a public nuisance and the creation thereof may be enjoined and maintenance thereof may be abated by action at suit of the County or any citizen thereof. Whoever violates the Subdivision Regulations shall forfeit and pay not less than one hundred (\$100.00) nor more than one thousand dollars (\$1,000.00). Such sum may be recovered with costs in a civil action brought in the Court of Common Pleas of Huron County. (Ohio Revised Code 711.10)

A County Recorder who records a plat contrary to the provisions of the Subdivision Regulations shall forfeit and pay not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00), to be recovered with costs in a civil action by the Prosecuting Attorney in the name and for the use of Huron County (Ohio Revised Code 711.12).

Whoever, being the owner or agent of the owner of any land within or without a municipal corporation, willfully transfers any lot, parcel, or tract of such land from or in accordance with a plat of a subdivision before such plat has been recorded in the office of the County Recorder, shall forfeit and pay the sum of not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00) for each lot, parcel, or tract of land so sold. The description of such lot, parcel, or tract by metes and bounds in the deed of transfer shall not serve to exempt the seller from the forfeiture provided in this section. If such land is within an appropriate jurisdiction, such sum may be recovered in a civil action brought in the Court of Common Pleas of Huron County by the legal representative of the appropriate jurisdiction in the name of the appropriate jurisdiction (Ohio Revised Code

711.13).

Any person who disposes of, offers for sale or lease for a time exceeding five years any lot or any part of a lot in a subdivision before provisions of the Subdivision Regulations are complied with shall forfeit and pay the sum of not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00) for each lot or part of a lot so sold, offered for sale or leased, to be recovered with costs in a civil action, in the name of the County Treasurer for the use of the County. (Ohio Revised Code 711.15).

201.14 Prohibitions

A. Recording of Plat

No plat for any subdivision shall be recorded by the Huron County Recorder or have any validity until said plat has received final approval in the manner prescribed in these Subdivision Regulations and other County regulations.

B. Revision of Plat after Approval

No changes, erasures, modifications, or revisions shall be made in any plat of a subdivision after approval has been given by the Huron County Planning Commission and endorsed in writing on the plat unless said plat is first submitted to the Commission for revision per the Subdivision Regulations. Once recorded a plat cannot be revised without replatting.

C. Sale of Land within Subdivisions

No owner or agent of the owner of any land located within a subdivision shall transfer or sell any lot, parcel, or tract of land by reference to, exhibition of, or by the use of a plat of subdivision before such plat has been approved and recorded in the manner prescribed in the Subdivision Regulations. The description of such lot, parcel or tract by metes and bounds or the Requirements for All Instruments of Conveyance in Huron County, Ohio in the deed of transfer or other documents used in the process of selling or transferring shall not exempt the transaction from the provisions of the Subdivision Regulations.

D. One Dwelling Per Parcel

To properly ensure and provide for the best planned use of land in Huron County pursuant to Section 711.10 of the Ohio Revised Code, it is the policy of the County Commissioners to require that, without an officially approved variance from the County Health Department, no more than one permanent dwelling (be it single family, two-family, or multiple family in a single, self-contained structure) be permitted on any individual land parcel as officially recorded in the County Tax Map Department. It shall be the responsibility of all County agencies and departments to enforce this policy. In those instances where such a variance is requested by the County Health Department, the County Sanitarian should consult

with the County Planning Department in reviewing and commenting on the proposal to avoid approving such a variance if it would constitute a clear violation of the intent of these regulations.

E. Easements

No buildings or other improvements shall be placed within a recorded easement.

201.15 Administration

A. Planning Department

The Subdivision Regulations shall be administered and enforced by the Administrative Officer, who will be the Director of Planning of Huron County, Ohio, or his/her designated representative and is hereby empowered therein. The Administrative Officer is responsible for the following actions:

1. Administration and interpretation of the Subdivision Regulations.
2. Processing all applications under the Subdivision Regulations, including major subdivisions, minor subdivisions, large lot divisions, commercial and industrial subdivisions, and variances.
3. Review all applications to insure that they meet the requirements of the Subdivision Regulations.
4. Coordinating and submitting recommendations from the Technical Review Committee to the Planning Commission.
5. Maintain all records related to the Subdivision Regulations and Technical Review Committee.

B. Planning Commission

The Planning Commission is responsible for the following actions:

1. Final approval of Concept Plans.
2. Final approval of Preliminary Plats.
3. Final approval of Final Plats.
4. Final approval of applications for variances to Subdivision Regulations.
5. To hear appeals of decisions of the Administrative Officer.
6. Initiation and/or recommendation of amendments to the Subdivision Regulations.
7. Adopting bylaws for the conduct of Planning Commission meetings.

C. County Commissioners

The County Commissioners are responsible for the following actions:

1. Adopting the Subdivision Regulations and any amendments thereof.
2. Adopting the fee schedule for the Subdivision Regulations.
3. Approval of Major Subdivision Final Plats .

4. Accepting public improvements for public use and releasing said improvements for maintenance by the appropriate public entity.

D. Technical Review Committee

The Technical Review Committee will be comprised at a minimum of staff from the County Planning Department, County Engineer's Office, County Health Department, Soil and Water Conservation District, County Tax Map Office, and Emergency Management Agency. Additional agencies may be invited to meet with the Technical Review Committee, including township trustees and fire departments. The Technical Review Committee will be facilitated and supported by the Planning Department, which will schedule committee meetings and circulate an agenda and related materials.

The Technical Review Committee will review all applications submitted to the Planning Commission under the Subdivision Regulations and all other issues deemed by any member to be relevant to the purpose, intent, and implementation of the Subdivision Regulations and/or other related County regulations.

The committee's recommendation regarding a proposed subdivision or agenda item will be forwarded in writing to the Planning Commission by the Administrative Officer, along with the subject application and supporting material. The Administrative Officer will summarize the Technical Review Committee recommendations in writing and attach all other written comments.

The Technical Review Committee shall have a Chairperson who will present the agenda items to the committee members and a Secretary who will keep minutes of meetings. The Chairperson and Secretary shall be two different individuals.

The Technical Review Committee meetings will be open to the public and a notice announcing such meeting shall be posted in a public location in the County Offices at least five working days prior to the subject meeting. Applicants will be notified in writing no later than five days prior to the Technical Review Committee meeting and will be expected to attend for an informal review and discussion of a subdivision proposal or other agenda item. Applicants have the right to request placement on the Technical Review Committee agenda for informal review of a development proposal that is subject to these regulations but for which an application has not been submitted.

201.16 Development Permits

The following outlines relationships between the Subdivision Regulations and other development related permits issued by Huron County and other authorities.

Table A: Related Development/Actions¹

| Permit/Action | Purpose | Issuing Agency | Step in Process |
|--------------------------|---|---|---|
| Access Permit | To regulate vehicular traffic | Engineer's Office | Before building permit |
| Building Permit | To regulate building construction | Township Zoning Inspector and/or all applicable agencies | After subdivision/zoning approval |
| Driveway Pipe Permit | To regulate the placement and sizing of drive pipes | Engineer's Office, Township, or ODOT | Before building permit |
| Floodplain Permit | To ensure construction is outside/above 100-yr. flood plain | Soil & Water Conservation District | Requires site plan/house number; Before building permit |
| Grading/ Drainage Permit | To ensure legal and proper grading/filling/drainage | Soil & Water Conservation District | Before any permit |
| Range/House Number | To properly address homes | Tax Map Department | Before any permit |
| Occupancy Permit | To ensure all improvements per code | Township Zoning Inspector and/or all applicable agencies | After building construction |
| Septic Permit | To ensure proper disposal of wastewater | Health Department | Before building permit and subdivision approval |
| Utility Permit | To regulate placement of utilities in right-of-way | Engineer's Office/OUPS Township/County where appropriate | Before building permit |
| Water Well Permit | To ensure safe water supply | Health Department | Concurrent with building permit |
| Zoning Permit | To ensure compliance with township zoning resolution | Township Zoning Officer and/or all applicable agencies | Before building permit |

¹All permits require house/range numbers

201.17 Subdivision Fees

Fees are intended to fund the costs of administering the Subdivision Regulations. The Board of County Commissioners shall establish subdivision fees pursuant to the Subdivision Regulations for Concept Plan, Preliminary Plat, Final Plat, and Variances with a recommendation from the Administrative Officer. Other County departments may establish fee schedules.

The fee schedule shall be posted in the offices of the County Commissioners, Map Department, County Engineer's Office, and the County Planning Department. Fees shall be reviewed on an annual basis and any adjustments recommended by the Administrative Officer to the County Commissioners for review and approval.

All applicable fees shall be paid in full at the time of submittal of an application. Application packages shall be considered to be incomplete and will not be approved for placement on an agenda or otherwise processed until the required fees are paid in full.

202 Definitions

202.01 Rules of Construction
202.02 Definitions

202.01 Rules of Construction

For the purpose of the Subdivision Regulations, certain terms or words used herein shall be interpreted as follows:

- A. The word "person" includes a firm, association, organization, estate, partnership, trust, company, or corporation, as well as an individual.
- B. The present tense includes the future tense, the singular includes the plural, the plural includes the singular, and the masculine includes the feminine.
- C. The word "shall" is a mandatory requirement; the word "should" is preferred; the word "may" is permissive.
- D. The words "used" or "occupied" include the words "intended, designed, or arranged to be used or occupied.
- E. The word "lot" includes the words "plot", "parcel", or "tract".
- F. In the case of any difference of meaning or implication between the text of Subdivision Regulations and any caption, illustration, summary table or illustrative table, the text shall control.

202.02 Definitions

A.A.S.H.T.O. - American Association of State Highway Transportation Officials. This organization publishes a manual with transportation and roadway standards cited in these regulations.

Access - Any driveway or other point of entry or exit, such as a street, road, or highway, that connects to the general street system.

Access Management - A set of policies and standards that manage the number and location of access points (driveways) on the public road system.

Accessory Buildings/Structures - Buildings and structures that are accessory to a principle building or structure.

Administrative Officer - The staff person so designated by the Huron County Commissioners as being responsible for processing and coordinating subdivision proposals on their behalf.

Agriculture - Agriculture includes farming, ranching, aquiculture, apiculture, horticulture, viticulture, animal husbandry, including buy not limited to the care and raising of livestock, equine, and fur-bearing animals, poultry husbandry and the production of poultry and poultry products, dairy production, the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms, timber, pasturage, any combination of the foregoing, the processing, drying, storage, and marketing of agricultural products when those

activities are conducted in conjunction with, but are not secondary to, such husbandry or production.

Applicant - An individual submitting an application for approval of a subdivision or other related action under the authority and provisions of the Huron County Subdivision Regulations.

Aquifer - A consolidated or unconsolidated geologic formation or series of formations that are hydraulically interconnected and that have the ability to receive, store, or transmit water.

Archaeological Resources - The remains or other physical features that are remnants of previous human activity.

Architect - Any person registered to practice architecture by the State Board of Registration as specified in Section 4703.01 through 4703.19 of the Ohio Revised Code.

Average Daily Traffic (ADT) - The total number of vehicles that travel that portion of a roadway in an average day.

Block - A tract of land bounded by streets or by a combination of streets and public parks, cemeteries, railroad right-of-way, shorelines or waterways.

Bond - Any form of security including a cash deposit, surety bond, or instrument of credit in an amount and form satisfactory to the Huron County Commissioners.

Buffer - A naturally vegetated area or vegetated area along the exterior boundaries of a development which is landscaped and maintained as open space in order to eliminate or minimize conflicts between such development and adjacent land uses, or to separate a natural feature from development.

Buildable Area - Space remaining on a lot after the minimum subdivision and zoning requirements for yards, setbacks, easements, and restrictions have been met.

Building - Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or moveable property of any kind.

Building Envelope - The portion of a lot or parcel that contains the principal building and accessory structures, required setbacks and on-site wastewater system and water well, if required.

Building Line - See "Setback Line"

Caliper - The diameter of a tree as measured approximately four feet above the ground.

Capital Improvements Program - A proposed schedule of all future projects by the county or municipalities, listed in order of construction priority together with cost estimates and the anticipated means of financing each project. All major projects requiring the expenditure of public funds, over and above the annual local government's operating expenses for the purchase, construction, or replacement of the physical assets for the community are included. This program is normally maintained and updated by the local or County Planning Commission, depending on staff resources.

Channel - A natural or artificial watercourse, which continuously or periodically contains moving water or which forms a connecting link between two bodies of water and has a definite bed and banks which confine the water.

Completely Subdivided - A tract that is divided into as many lots as the subdivider intends and/or these regulations permit.

Comprehensive Land Use Plan - A plan, or any portion thereof, adopted by the County Planning Commission and County Commissioners, showing the general location and extent of present and proposed land use including housing, industrial, and commercial uses, major streets, parks, schools, and community facilities. The plan establishes the overall goals, objectives, and policies of the County.'

Concept Plan - The Concept Plan is a required submittal by a developer/subdivider that must be reviewed and approved by the Planning Commission prior to the submittal of a Preliminary Plat. The Concept Plan is not an official plat as defined by Ohio Revised Code 711.01. The Concept Plan shall address the entire development.

Conservation Development - An approach to designing a site that maximizes the conservation of open space and which clusters development.

Construction Plans - The specifications, maps, or drawings accompanying a subdivision plat, which show the specific location and design of improvements to be installed in the subdivision in accordance with requirements of the County Planning Commission and the County Engineer as a condition for the approval of the plat.

Contour Interval - A line on a map or survey that represents where all the land at that elevation is located. Contour maps show topography and United States Geological Survey (USGS) maps are based on 5, 10, or 15 foot contour interval lines.

County - Huron County

County Commissioners - The Board of County Commissioners of Huron County, Ohio

County Engineer's Office - The County Engineer of Huron County, Ohio

County Health Department - The Health Department of Huron County, Ohio

County Planning Commission - The County Planning Commission of Huron County, Ohio

County Planning Department - The Department, responsible to the Huron County Board of Commissioners, which provides staff planning support to the County Planning Commission in the administration and execution of the Huron County Subdivision Regulations.

County Sanitarian - The county staff person responsible for environmental services, including wastewater systems.

Covenant - A written promise or pledge.

Coving - An approach to designing a subdivision in which lot setbacks are staggered in response to site topography.

Critical Root Zone - The area of a tree in which the majority of a tree's roots lay. Often 95 percent of those roots are found in the upper 12 to 18 inches of soil and the majority of the roots supplying nutrients and water are found just below the soil surface. The total amount of a tree's roots is generally proportional to the volume of the tree's canopy and, if the roots only penetrate a thin soil layer, they must spread far from the tree and beyond the canopy.

Cultural Resources - Resources and other physical features that are remnants or components of the community's culture.

Dedication - The offering for conveyance of land or public improvements for any general and public uses, reserving to the owner no other rights than those of the general public.

Density - A unit of measurement; the number of dwelling units per acre of land.

Density, Gross - Gross density is a measure of total dwelling units per acre of land.

Density, Net - Net density is a measure of total dwelling units compared to the total site minus land set aside for roads, parks, and green space.

Density, Very Low Residential - Land to be utilized for residential purposes, which is less than 0.5 dwelling unit per acre.

Density, Low Residential - Land to be utilized for residential purposes, limited to 0.5 to one dwelling unit per acre.

Density, Medium - Low Residential - Land to be utilized for residential purposes; which ranges from one to two dwelling units per gross acre.

Density, Medium - High Residential - Land to be utilized for residential purposes, which has more than two dwelling units per gross acre but does not exceed 12 dwelling units per gross acre.

Density, High - Residential - Land to be utilized for residential purposes which exceeds 12 dwelling units per gross acre.

Detention Basin/Pond - A man-made or natural water collecting facility designed to collect surface and sub-surfaced water in order to impede its flow and to release the same gradually at a rate not greater than that prior to development, into natural or man-made outlets. See also Retention Basin/Pond.

Development - The physical improvement of a tract of land.

Development Agreement - An agreement between a developer/subdivider and the County Commissioners, which outlines the public improvements to be constructed as part of a subdivision and other related matters.

Developer - Any individual, subdivider, firm, association, syndicate, partnership, corporation, trust, or any other legal entity commencing proceedings under the Subdivision Regulations to effect a subdivision of land hereunder for himself or for another. (See *Subdivider*.)

Ditch - An excavation either dug or natural for the purpose of drainage or irrigation with intermittent flow.

Ditch Petition - The process, governed by the Ohio Revised Code Section 6131.63, and amendments, that details the method for permitting public maintenance of drainage facilities.

Drainage, Sub-Surface - A route or course located below the ground surface along which water moves or may move to drain an area.

Drainage, Surface - A route or course located on the ground surface, along which water moves or may move to drain an area.

Drainage Way - A watercourse, whether natural or constructed, that drains stormwater from a property.

Drip Zone - The drip zone is the area measured from the trunk to the outside reaches of a tree's canopy.

Gross Density

40 lots/50 acres = 1.25 lots/acres

Net Density

50 acres-10 acres (open space/ roads) = 40
acres

40 lots/40 acres = 1.0 lots/acre

Driveway/Private Road - Every way or place in private ownership used for vehicular or pedestrian travel by the owner and those having express or implied permission from the owner but not by other persons, used to provide access from a street to a dwelling unit or commercial or industrial activities.

Dry Hydrant or Draughting Hydrant - A non-pressurized pipe system permanently installed in lakes, ponds, streams, cisterns, and other structures that provide a means of access to water for the use of fighting fires whenever needed, regardless of weather.

Dwelling Unit - Space, within a building, comprising living, dining, sleeping room or rooms, as well as space and equipment for cooking and bathing, and toilet facilities, all used by a group of people living together as a household.

Easement - Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of the owner's property, including maintenance.

Easement, Access - An easement providing permanent access from a public or private road through a property to another location(s) or property(s). **All easements must be recorded in the Huron County Recorder's Office.**

Easement, Agricultural Conservation - An easement intended to protect, preserve and conserve farmland and which shall prohibit the development of said ground.

Easement, Conservation - An easement intended to protect, preserve, and conserve a natural feature, which shall prohibit the construction of any buildings or structures within the easement and shall prohibit the removal of all vegetation, except that which is necessary for protecting the public health and safety and/or according to an approved forest management plan, where required.

Easement, Landscape - An easement intended to protect a landscaped area or feature.

Easement, Petition Drainage - An easement created to allow for the purposes of construction, reconstruction and maintenance of drainage ways funded through assessments, as specified in the Ohio Revised Code, Section 6137.

Easement, Private - An easement provided for all interested property owners.

Easement, Public - An easement provided for public entities.

Easement, Utility - An easement provided for entities and companies providing sanitary sewer, water, storm water, gas, electric, telecommunication, cable television and other public utility services.

Easement Flow Way - The flow routes and drainageways necessary to convey the designed storm.

Engineer - Any person registered to practice professional engineering by the State Board of Registration as specified in Section 4733.14 of the Ohio Revised Code.

Engineering Code - The adopted Huron County Engineering Code for Subdivision Development, containing the companion engineering and construction standards to the Subdivision Regulations. Copies are available from the County Engineer's Office.

Entry Feature - A landscaping feature and/or built decorative features located at the entrance to a development.

Erosion - The wearing away of the land surface by running water, wind, ice, or other geological agents, including such processes as gravitational creep. Detachment and movement of soil or rock fragments by wind, water, ice, or gravity.

- Escrow** - A deposit of cash from the developer/subdivider to the local government with an approved bank in an account controlled by the County Commissioners and also payable to them, in lieu of an amount required and still in force on a performance or maintenance bond.
- Expressway** - A limited or controlled access highway providing for the expeditious movement of through traffic between major municipalities and not intended to provide land access service.
- F.E.M.A.** - See Federal Emergency Management Agency.
- Federal Emergency Management Agency** - The agency with the overall responsibility for administering the National Flood Insurance Program.
- F.I.R.M.** - See Flood Insurance Rate Map.
- Final Plat** - The final completed plat of a subdivision that is to be filed in the County Recorder's Office, as further described in the Subdivision Regulations and Engineering Code, and any accompanying material as described in the Subdivision Regulations or specifically required by the County Planning Commission. The Final Plat does not include the engineering construction plans as specified in the Engineering Code.
- Flood Elevation** - The elevation of the water surface of the base flood based on the National Geodetic Vertical Datum (NGVD) of 1929 and adjusted data from NAD 1983.
- Flood Insurance Rate Map** - Maps produced by F.E.M.A. which highlight existing 100 year and 500 year flood plains within the County.
- Flooding, Base** - A flood having a 1 percent chance of being equaled or exceeded in any given year.
- Floodplain** - The areas adjoining a watercourse, which are expected to be flooded as a result of a severe combination of meteorological and hydrological conditions.
- Floodway** - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
- Floodway, Fringe** - The portion of the 100-year floodplain outside the floodway.
- Forester** - A professional, who develops, cares for, and cultivates forests.
- Forest Delineation** - A qualitative and quantitative study that determines the boundaries of a forest resource through an analysis of its characteristics and supporting ecosystem, including topographical and groundwater considerations.
- Forest Ecosystem** - The organisms that comprise a biotic community, often defined by the predominate tree species (e.g. a beech-maple forest).
- Frontage** - The portion of a lot along a street or road. (See "Lot Frontage".)
- Frontage Street Tree** - A tree provided by a developer, subdivider, builder or homeowner located adjacent to, but outside, a road right-of-way.
- Geographic Information System (GIS)** - A computer system consisting of hardware and software that captures, stores, maintains, and displays spatially referenced data.
- Global Positioning System (GPS)** - A worldwide radio navigation system formed from a cluster of satellites and their ground stations. GPS uses these satellites to calculate positions on the surface of the Earth.
- Grade** - The slope of a road, street, or public way, specified in percentage (%) term

Gross Acre - A measurement of the amount of development compared with the total size of the site (i.e. 100 dwellings on a 50-acre parcel equates to two units per gross acre).

Habitat - The ecological area that supports a species.

Hedgerow - A row of trees and other vegetation along a property line, typically associated with a farm.

Highway, Limited Access - A freeway or expressway providing a traffic way for through traffic, in respect to which owners or occupants of abutting property or lands and other persons have no legal right to access to or from the same, except at such points and in such manner as may be determined by the public authority having jurisdiction over such traffic way.

Historic Resources - Buildings, structures, and other improvements that are of historic value due to their age or importance.

Homeowners' Association - Any organization operating under a recorded land agreement or declaration of covenants and restrictions through which each lot owner in a subdivision or development is a member and/or each lot is subject to charges for a proportionate share of the expenses for the organization's activities, such as maintenance of common land, roads, and storm or drainage facilities.

Horse-Drawn Wagon Path - A path or portion of a public or private right-of-way intended for use by horse-drawn wagons and other similar non-motorized vehicles.

Hydric Soils - A hydric soil is a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part.

House Number - The house number is the official street address assigned to a tax parcel.

Improvements - Street pavements or resurfacing, curbs, gutters, sidewalks, water lines, sewer lines, storm drains, street lights, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of land into building sites.

Intermittent Stream - A stream that does not flow on a continuous basis.

Intersection Stopping Sight Distance - That length of highway that is required to be visible to the driver to allow the driver on a minor highway to safely cross or obtain access to a major highway.

Joint Ownership - Joint ownership among persons shall be construed as the same owner, also known as "constructive ownership", for the purpose of imposing subdivision regulations.

Land Application of Wastewater Effluent - The act of applying wastewater effluent on undeveloped land (including golf courses) to serve as fertilizer for crops or other landscape material.

Landmark Tree - A tree with a minimum caliper of 24 inches.

Landscape Plan - A landscape plan is a professionally prepared document, which shall provide sufficient information for the County to determine whether the proposed landscape improvements are in conformance with the other requirements of the Subdivision Regulations.

Large Lot Divisions - The division of land into parcels between 5.0000 acres and 20.0000 acres per Ohio revised Code 711.133 and Huron County Subdivision Regulations. (See Section 204.10)

Leach Fields - Land designated for the onsite treatment of domestic wastewater.

Level of Service - A measurement of the service level of a public road to accommodate traffic volumes.

Location Map - See "Vicinity Map"

Lot - For purposes of the Subdivision Regulations, a lot is a parcel of land of sufficient size to meet minimum density or, where applicable, zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required. Such lots shall have frontage on an improved public street, or on an approved private street having access to a public street.

Lot Frontage - The front of a lot shall be construed to be the portion nearest the street. For the purposes of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under "yard" in this chapter. Frontage shall be measured along the right-of-way or centerline, whichever is applicable and shall be continuous.

Lot Improvement - Any building, structure, or other object or improvement of the land on which they are situated which constitutes a physical betterment of real property or any part of such betterment.

Lot Measurements - A lot shall be measured as follows:

A. Depth of a lot shall be considered to be the distance between the mid-points of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.

B. Width of the lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the building setback line determined by local zoning.

Lot, Minimum Usable Area Of - The area of a lot is computed exclusive of any portion of the right-of-way or easement of any public or private street. The Huron County Health Department and/or Township Zoning determines minimum usable area if needed for placement/replacement of private household sewage disposal systems and potable water systems.

Lot of Record - A lot which is a part of a subdivision plat recorded in the Office of the County Recorder, or a lot or parcel described by metes and bounds, the description, instrument, or conveyance of which has been so recorded.

Lot Split - See "Minor Subdivision"

Lot Type - Terminology used in the Subdivision Regulations with reference to corner lots, double frontage lots, interior lots, and through lots as follows:

- A. Corner Lot - A lot located at the intersection of two or more streets.
- B. Interior Lot - A lot other than a corner lot with only one frontage on a street.
- C. Through Lot - A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as "double frontage lots".
- D. Reversed Frontage Lot - A lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.

- Major Subdivision** - All subdivisions not classified as minor subdivisions, including but not limited to subdivisions of more than five lots, or any size subdivision requiring any new street or extension of the local government facilities, or the creation of any public improvements.
- Marsh** - A type of wetland where the soil is usually waterlogged during the growing season. Vegetation includes cattails, bulrushes, spike rushes, grasses, and various other marsh plants. Marshes would include any wetland "Type 3" or greater, as defined by the U. S. Fish and Wildlife Service Circular No. 39.
- Minor Subdivision** - A division of a parcel of land (0.0001 acre to 5.0000 acres) that does require a plat to be approved by a planning authority. Also known as a "lot split".
- Monuments** - Permanent concrete or steel markers used to establish all lines of the plat of a subdivision, including all lot corners, boundary line corners, and points of change in the street alignment. For a detailed description, refer to OAC 4733.37.03.
- NAD** - National Adjusted Datum of 1983
- National Register of Historic Places** - A registry of federally designated historic properties, sites, and districts.
- Natural Resource Conservation Service (NRCS)** - A governmental agency with the responsibility of ensuring development is in compliance with the conservation efforts of natural resources. Previously known as the Soil Conservation Service, NRCS is an agency of the U. S. Department of Agriculture.
- NAVD** - National Adjusted Vertical Datum, 1929
- NGS** - National Geodetic Survey, a branch of NOS which is a branch of NOAA.
- NOAA** - National Oceanic & Atmospheric Administration, a branch of the Department of Commerce.
- NOS** - National Ocean Service
- No-Build Reserve** - An acre of a lot and/or subdivision plat designated as an area in which no buildings, structures, or other improvements, including utilities, are to be located.
- Nonresidential Subdivision** - A subdivision whose intended uses is other than residential, such as commercial or industrial. Such subdivisions shall comply with the applicable provisions of the Subdivision Regulations.
- Off-Site** - Any premises not located within the area of the property to be subdivided, whether or not in the common ownership of the applicant for subdivision approval.
- Ohio Historic Inventory** - An inventory of state recognized historic resources.
- Ohio Natural Heritage Database** - An inventory of state recognized historic resources.
- Ohio Administrative Code** - Abbreviated OAC for reference purposes.
- Ohio Department of Natural Resources (ODNR)** - The department of the State of Ohio responsible for ensuring a balance between wise use and protection of our natural resources for the benefit of all.
- Ohio Department of Transportation (ODOT)** - The department of the State of Ohio charged with creating, maintaining, and supporting infrastructure to move people and goods within the state. ODOT is divided into districts, with District 3 responsible for Huron County.

- Ohio Revised Code** - Abbreviated ORC for reference purposes in the Subdivision Regulations. ORC is a set of laws enacted by the state legislature governing the conduct of and scope of regulation by political subdivisions and agencies of the State of Ohio.
- Open Space** - An area open to the sky, which may be on the same lot with a building. The area may include, along with the natural environment features, swimming pools, tennis courts, or any other recreational facilities that the County Planning Commission deems permissive. Streets, structures for habitation, and the like shall not be included.
- Original Tract**- Any legal recorded parcel which existed on or before the date of January 01, 2007. This provides the basis for Subdivision Regulation 204.03D.
- Owner** - Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in land sought to be subdivided under the Subdivision Regulations.
- Parking Lot** - An open area, excluding a street or other public right-of-way, used for the parking of vehicles and available to the public, whether for free or for compensation.
- Parking Space, Off-Street** - For the purpose of the Subdivision Regulations, an off-street parking space shall consist of an area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room, but shall be located totally outside of any street or alley right-of-way.
- Parking Space, On-Street** - For the purpose of the Subdivision Regulations, an on-street parking space shall consist of an area adequate for parking an automobile with room for opening doors on both sides located within the street or alley right-of-way.
- Parcel Number** - The number assigned to any unit of land in the possession of or recorded as the property of one person.
- Pedestrian Friendly** - The density, layout, and infrastructure that encourages walking and biking within a subdivision or development, including short setbacks, front porches, sidewalks, and bike paths.
- Perennial Stream** - A stream with continuous flow.
- Performance Agreement** - An agreement by a sub-divider or developer with Huron County for the amount of the estimated construction cost, guaranteeing the completion of physical improvements, according to plans and specifications, within the time prescribed by the developer's/sub-divider's agreement.
- Phase, Subdivision** - A plan in which the applicant proposes to immediately subdivide the property but will develop it in one or more individual phase(s) over a period of time.
- Planning Department** - The Planning Department of Huron County, Ohio.
- Planning Commission** - See "County Planning Commission"
- Plat** - The drawing on which the developer's/subdivider's plan of subdivision is presented to the County Planning Commission for review and consideration for approval.
- Preliminary Plat** - The plat(s) and documentation demonstrating that all applicable subdivision regulations are presented to the County Planning Commission for

review and consideration for approval.

Prime Agriculture Soils - Prime agriculture soils, as defined by the U. S. Department of Agriculture, are soils that are best suited to producing food, feed, forage, fiber, and oilseed crops. Prime agriculture soils produce the highest yields with minimal inputs of energy and economic resources and farming these soils results in the least damage to the environment. These soils are a non-renewable resource.

Prosecutor, County - The Prosecutor of Huron County.

Public - Open to common use, whether or not under public ownership.

Public Improvement - Any drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree lawn, off-street parking area, lot improvement, or other facility for which the local government shall be responsible for maintenance and operation, or which may affect an improvement for which local government responsibility is established. All shall be properly bonded or constructed.

Public Right-Of-Way - A strip of land occupied, or intended to be occupied, by a street, crosswalk, railroad, road, or for another special use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting, and drainage facilities and may include special features (required by the topography or treatment) such as grade separations, landscaping areas, viaduct, and bridges. The usage of the term "street right-of-way" for land-platting purposes shall mean that every right-of-way hereafter established and shown on a Final Plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or area of such lots or parcels.

Public Way - An alley, avenue, boulevard, bridge, channel, ditch, easement, expressway, freeway, highway, right-of-way, sidewalk, street, subway tunnel, viaduct, walk or other ways in which the general public or a public entity have a right of access or which are dedicated, whether improved or not.

Public Utility - A public or private corporation that provides a utility service, such as electric, telephone, cable, sewer, water, gas, or other similar public service.

Re-Plat - A change in the map of an approved or recorded subdivision plan or plat if such change significantly affects any street layout on such map or area reserved thereon for public use, or any lot line; or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions and which results in a change in the intent of the County Planning Commission's original approval. The provisions of the prior approved subdivision must be completely vacated for the replat to be approved. All owners must sign off without number until officially re-recorded for new number.

Reserve - The identification and setting aside of an area of land on a Preliminary Plat or Final Plat for common use.

Retention Basin/Pond - A man-made or natural water collecting facility (pond, pool, or basin) used for the permanent storage of water runoff. See also Detention Basin/Pond.

Riparian Buffer - A vegetated buffer strip along a watercourse that filters storm water and provides wildlife habitat.

Road, Private - A private way intended for vehicular traffic that is not dedicated to the public.

Road, Public - A public way, typically bounded between property lines, intended for

vehicular traffic, dedicated to the public and improved to public standards. (*See Engineering Code*)

Screening - A wall, fence, mound, and/or landscaping designed and installed to create a screen between adjacent properties or uses.

Setback Line - A line established by the Subdivision Regulations, zoning resolution, or County Health Department requirements, generally parallel with and measured from the road right of way line or the lot lines defining the limits of a yard in which no building, other than an accessory building or structure, may be located above the ground, except as may be provided in the Subdivision Regulations. County Health Department requirements may establish this setback line to be either a minimum or a maximum.

Sewage Disposal Systems, Household - Any sewage disposal or treatment system or part thereof for a single family, two-family, or three family dwelling which receives sewage as approved by the County Health Department.

Sewers, Central or Package Sewerage System or Sewer Districts - A complete, independently operating sewer system including collection and treatment facilities constructed by the developer/subdivider, to the standards of the County or Ohio Environmental Protection Agency (OEPA), to serve a new subdivision in an outlying area. Such a system must be approved and accepted by the Board of County Commissioners for transfer of ownership to and operation by the County.

Sidewalk - That portion of the road right-of-way outside the vehicular roadway, which is improved for the use of pedestrian traffic. See also "Walkway".

Sight Distance - A visual distance along a road or across an intersection.

Site - A lot or parcel proposed for development.

Slope - The deviation of a surface from the horizontal, usually expressed in percent or degrees.

Slope, Steep - Steep slopes are slopes of 25 percent or greater.

Soil and Water Conservation District (SWCD) - As organized under Chapter 1515 of the Ohio Revised Code; referring either to the Soil and Water Conservation Board or its designated employee(s).

Soil Survey - The Soil Survey of Huron County, Ohio, as prepared by the U. S. Department of Agriculture, as amended.

Storm Water - The rainfall that accumulates on the ground.

Stream - A course of running water, usually flowing in a particular direction in a defined channel and discharging into some other stream or body of water. (*See Channel*)

Street - See "Road"

Subdivider (*see Developer*) - The following apply:

- A. A person having an interest in land and who causes it, directly or indirectly, to be divided into a subdivision.
- B. A person who directly or indirectly sells, leases, or develops or offers to sell, lease, or develop, or advertises to sell, lease, or develop any interest, lot, parcel, site, unit, or plat in a subdivision.
- C. A person who engages directly or through an agent in the business of selling, leasing, developing, or offering for sale, lease, or development a subdivision or any interest, lot, parcel, site, unit or plat in a subdivision.
- D. A person who is directly or indirectly controlled by or under direct

common control with any of the foregoing.

Subdivision - As per Section 711.001, ORC:

- A. The division of any parcel of land, shown as a unit or as contiguous units on the last preceding tax roll, into two or more parcels, sites or lots any one of which is less than five acres for the purpose, whether immediate or future, of transfer of ownership; provided, however, that the division or partition of land into parcels of more than five acres not involving any new streets or easements of access, and the sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites, shall be exempted; or
- B. The improvement of one or more parcels of land for residential, commercial, or industrial structures or groups of structures; the division or allocation of land as open spaces for common use by owners, occupants, or lease holders, or as easements for the extension and maintenance of public sewer, water, storm drainage, or other public facilities.

Subdivision, Open Space - A clustered neighborhood design with a gross density comparable to nearby Rural and Semi-Rural subdivisions.

Subdivision, Rural - A very low density, conventional neighborhood designed as a smaller, self contained development.

Subdivision, Semi-Rural - A low density, conventional neighborhood design with a curvilinear street pattern.

Subdivision, Village Cluster - A traditional neighborhood design with compact development in a pedestrian-friendly environment, typically with a grid street pattern and centered on a common open space.

Surety - A bond, usually to back the performance of an individual or company.

Surveyor - Any person registered to practice surveying by the State of Ohio Board of Registration, as specified in Section 4733.14 of the Ohio Revised Code.

Tax Map Department - The Tax Map Department as administrated by the Huron County Auditor's Office and the Huron County Engineer's Office.

Technical Review Committee - A committee responsible for the review of applications and development plans per the Subdivision Regulations.

Thoroughfare Plan - The most recent plan adopted by the County Planning Commission indicating the location of thoroughfares within the County.

Thoroughfare, Street, Road - The full width between property lines bounding every public way of whatever nature, with a part thereof to be used for vehicular traffic and designated as follows:

- A. Alley - A minor street used primarily for vehicular service access to the back or side of properties abutting on another street.
- B. Arterial - A general term denoting a highway primarily for through traffic, carrying heavy loads and large volume of traffic, usually on a continuous route with high operating speed. Recommended right-of-way is 100 feet.
- C. Boulevard - A divided street which can carry large or small amounts of vehicular traffic depending upon parking regulations and lot access.
- D. Collector, Major - A thoroughfare, whether within a residential, industrial, commercial, or other type of development, which primarily carries traffic from major local streets to arterial streets, including the principal entrance

and circulation routes within subdivisions. Recommended right-of-way is 80 feet.

- E. Collector, Minor - A thoroughfare, whether within a residential, industrial, commercial, or other type of development, which primarily carries traffic from major local streets to arterial and major collector streets, including the principal entrance and circulation routes within subdivisions. Recommended right-of-way is 60 feet.
- F. Cul-de-Sac - A local street with one end open to traffic and the other end permanently terminating in a circular turnaround.
- G. Local - A street primarily for providing access to residential, commercial or other abutting property. Recommended right-of-way is 60 feet.
- H. Loop - A type of local street, each end of which terminates at an intersection with the same arterial or collector street, and whose principal radius points of the 180 degree system of turns are not more than 1,000 feet from said arterial or collector street, not normally more than 600 feet from each other.
- I. Minor - A street whose sole function is to provide access to abutting properties. It serves or is designed to serve not more than nine dwelling units and is expected to or does handle an ADT of up to 90 vehicles per day.
- J. Private - A strip of privately owned land providing access to abutting properties.
- K. Stub-Street - A street that is typically short in length, continued to the property line with the intention of extending to another development in the future. A stub street is often called a temporary dead-end street and in accordance with the Engineering Code, utilizes a temporary turnaround.

Topography - The configuration of the surface, including its relief and the position of natural and constructed features.

Traffic Control Device - Signs, signals, markings, and other devices prescribed to regulate, guide, or warn traffic.

Tree - A large, woody plant having one or several self-supporting stems or trunks and numerous branches; may be classified as deciduous or coniferous.

USGS - The United States Geological Survey (USGS) collects and distributes data regarding the location and extent of physical features and natural resources.

Utility Services - Any above- and below-ground structures or facilities (other than buildings, unless such buildings are used as storage incidental to the operation of such structures or facilities) owned by a government entity, a non-profit organization, a corporation, or any entity defined as a public utility for any purpose by (the appropriate provision of state law) and used in connection with the production, generation, transmission, delivery, collection or storage of water, sewage, electricity, gas, oil, or electronic signals.

Variance - A variance is a modification of the strict terms of the relevant regulations where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of the action of the applicant or property owner, a literal enforcement of the regulations would result in unnecessary and undue hardship.

- Vicinity Map** - A drawing located on a submittal which sets forth, by dimensions or other means, the relationship of the proposed subdivision or use to other nearby developments or landmarks and community facilities and services within Huron County in order to better locate and orient the area in question.
- Walkway** - A dedicated public way for pedestrian use only, whether along the side of a road or access way between blocks and parcels.
- Wastewater System, Central** - A wastewater system constructed to Huron County or Ohio Environmental Protection Agency standards to serve a new community or other development in an outlying area. It includes wastewater treatment and collection facilities.
- Wastewater System, Community** - A public wastewater system that serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.
- Wastewater System, Non-Community** - A public wastewater system that is not a community wastewater system.
- Wastewater System, Individual or Household** - A wastewater system designed to serve only one individual or household, as approved by the County Health Department.
- Wastewater System, Private** - A private wastewater system for the provision of removing wastewater, if such system has fewer than 15 service connections and does not regularly serve an average of at least 25 individuals daily at least 60 days out of the year.
- Wastewater System, Public** - A wastewater system for the provision of removing wastewater, if such system has at least 15 service connections or regularly serves an average of at least 25 individuals daily for at least 60 days of the year.
- Watercourse** - A channel in which a flow of water occurs either continuously or intermittently in a definite direction. The term applies to either natural or built channels. (*See Channel.*)
- Watershed** - The drainage basin in which the subdivision drains or that land whose drainage is affected by the subdivision.
- Water System, Central** - A water system constructed to Huron County or Ohio Environmental Protection Agency standards to serve a new community or other development in an outlying area. It includes water treatment and distribution facilities.
- Water System, Community** - A public water system that serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.
- Water System, Non-Community** - A public water system that is not a community water system.
- Water System, Individual or Household** - A water system designed to serve only one individual or household, as approved by the County Health Department.
- Water System, Private** - A private water system for the provision of water for human consumption, if such system has fewer than 15 service connections and does not regularly serve an average of at least 25 individuals daily for at least 60 days out of the year. A private water system includes any well, spring, pond, or hauled water and any equipment for the collection, transportation, filtration, disinfection, treatment, or storage of such water extending from and including the source of the

water to the point of discharge from any pressure tank or other storage vessel; to the point of discharge from the water pump where no pressure tank or other storage vessel is present; or, in the case of multiple service connections serving more than one dwelling, to the point of discharge from each service connection. A private water system does not include the water service line extending from the point of discharge to a structure.

Water System, Public - A system for the provision to the public of piped water for human consumption, if such system has at least 15 service connections or regularly serves an average of at least 25 individuals daily at least 60 days of the year. This term includes any collection, treatment, storage, and distribution facilities under control of the operator of such system and facilities not under such control, which are used primarily in connection with such system. A public water system is either a "community water system" or a "non-community water system".

Wetland - Those areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and, under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated hydric soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Yard - A required open space unoccupied and unobstructed by any structure or portion of a structure.

- A. Yard, Front - A yard extending between side lot lines across the front of a lot and from the front of the principal building.
- B. Yard, Rear - A yard extending between side lot lines across the rear of a lot and from the rear lot line to the rear of the principal building.
- C. Yard, Side - A yard extending from the principal building to the side lot line on both sides of the principal building between the lines establishing the front and rear yards.

Zoning - The regulations and limitations by districts of the height, bulk and location, including percentage of lot occupancy, building setback lines, and other structures and of the premises in such districts.

Zoning Inspector - A person appointed by the Township Trustees to enforce the zoning regulations in their township, including new subdivisions.

203 Major Subdivision

203.01 Purpose and Intent
203.02 Comprehensive Land Use Plan Policies
203.03 Subdivision Types
203.04 Development Standards

203.05 General Procedures
203.06 Submittal Requirements

203.01 Purpose and Intent

It is the purpose and intent of Huron County to ensure the creation of sound neighborhoods that are sensitive to the County's rural character, responsive to the environmental constraints, appropriate to available supporting infrastructure and consistent with the Huron County Comprehensive Land Use Plan, as defined in Section 201.02 of the Subdivision Regulations. In meeting the policies, standards, and requirements of the Subdivision Regulations, developers/subdividers are expected to create outstanding residential neighborhoods that are unique to Huron County's character and quality of life. The neighborhoods should add to the quality of life valued by County residents, including enhanced social interaction and aesthetics. It is the priority of Huron County that the Planning Commission, County Staff, developers, subdividers, and builders work together to create quality rural neighborhoods.

203.02 Comprehensive Land Use Plan Policies

The Huron County Comprehensive Land Use Plan establishes development policies relative to development patterns, intensity, and other factors which directly relate to major subdivisions. Those policies are structured based upon geographic location.

In conjunction with addressing general land use patterns, the Comprehensive Land Use Plan also identified infrastructure, community appearance, and other locally defined development priorities. Major and minor subdivisions shall meet these standards within the scope of the Subdivision Regulations.

Please refer to Huron County Comprehensive Land Use Plan, adopted April, 2007, specifically Chapter 9, Summary of Recommendations.

203.03 Subdivision Types

Huron County seeks to promote creative approaches to designing and constructing residential neighborhoods, as recommended in the Comprehensive Land Use Plan. A major subdivision application shall indicate the type of subdivision proposed by the developer as provided for in this Section. Design standards provided herein must be reflected in deliberations on the submittal. The following major subdivision types are permitted in Huron County per the Subdivision Regulations.

A. Rural Subdivision

A Rural Subdivision is a low density, conventional neighborhood designed as a smaller, self-contained development. The street system is typically curvilinear. Rural Subdivisions will only be approved in the absence of central utility services and are expected to be developed with on-site water and wastewater systems. Therefore, a rigorous assessment of natural features is required.

B. Semi-Rural Subdivision

A Semi-Rural Subdivision is a low density, conventional neighborhood design with a curvilinear street pattern. Semi-Rural Subdivisions are expected to accommodate traditional suburban-style development patterns. If the developer proposes a subdivision without central utilities, then a rigorous assessment of natural features is required.

C. Open Space Subdivision

An Open Space Subdivision is a clustered neighborhood design with a gross density comparable to nearby Rural and Semi-Rural subdivisions. The Open Space Subdivision sets aside a substantial amount of permanent open space as a reserve on the plat and is a self-contained development. Depending on the design, the investment in supporting infrastructure can be less than a Rural and Semi-Rural subdivisions. Open Space Subdivisions are preferred as an alternative to Rural Subdivisions in the Conservation Areas designated in the Comprehensive Land Use Plan and a higher density is permitted herein as an incentive. Stub streets are generally not required in this subdivision type.

D. Village Cluster Subdivision

A Village Cluster Subdivision is a traditional neighborhood design with compact development in a pedestrian-friendly environment, typically with a grid street pattern and centered on common open space (e.g. village green) of two to five acres in size. It should be located within one-quarter mile of arterial collectors and/or have direct access to major collectors, creating nodes of activity that can be adequately supported by the road network.

The Village Cluster Subdivision should build upon the historic pattern of Huron County's villages and communities, with their common areas, grid street patterns, lots with shallow front yards, and other human-scale amenities. The Village Cluster Subdivision should be located adjacent to an existing community or in close proximity to a major road intersection (e.g. two county highways), creating the sense of a crossroads community. The village green should be abutted by roads and not the rear of individual lots, thereby making it completely accessible to the public. Village greens could include a gazebo, landscaping, and other passive features. Lots opposite to the

village green could be set aside for non-residential uses such as churches, schools, and other public buildings.

203.04 Development Standards

A. General

The following general development standards apply to all subdivision types:

1. All major subdivisions shall have frontage on a public road.
2. The standards of Section 206, Planning Principles and Design Standards, shall be met by all subdivisions.
3. The standards of Section 207, Environmental Planning Standards, shall be met by all subdivisions.

B. Subdivision Type

The following table summarizes minimum development standards by individual subdivision type:

Table B: Lot Standards by Major Subdivision Type

| Subdivision Type | Central Sanitary | Minimum Lot Size | Minimum Lot Frontage | Minimum Front Yard ¹ |
|------------------|------------------|------------------|----------------------|---------------------------------|
| Rural | No | 1.5 acres | 150 ft | 35 ft |
| Semi-Rural | Yes | 15,000 sq.ft. | 80 ft | 30 ft |
| | No | 1 acre | 150 ft | 35 ft |
| Open Space | Yes | 10,000 sq.ft. | 70 ft | 25 ft |
| | No | 1 acre | 150 ft | 35 ft |
| Village Cluster | Yes | 8,000 sq.ft. | 60 ft | 20 ft |
| | No | 1 acre | 150 ft | 35 ft |

¹ Front and side yards may be modified by slope - see Table H, 207.13

Note: Minimum frontage on a cul-de-sac is 60 feet, and all lot lines shall be radial.

Note: Individual townships may have minimum standards more restrictive than the above.

Table C: Public Improvement Standards by Major Subdivision Type

| Subdivision Type | Minimum Lot Size | Curb and Gutter | Road Cross-Section ¹ | Street Sidewalks | Lighting |
|------------------|------------------|-----------------|---------------------------------|------------------|----------|
| Rural | 1.5 acres | No | Figure 6-3 or 6-4 | No | No |
| Semi-Rural | 15,000 sq.ft. | Yes | Figure 6-1 or 6-2 | Yes | Yes |
| | 1 acre | No | Figure 6-3 or 6-4 | No | No |
| Open Space | 10,000 sq.ft. | Yes | Figure 6-1 or 6-2 | Yes | Yes |
| | 1 acre | No | Figure 6-3 or 6-4 | No | No |
| Village Cluster | 8,000 sq.ft. | Yes | Figure 6-1 or 6-2 | Yes | Yes |
| | 1 acre | No | Figure 6-3 or 6-4 | No | No |

¹Refer to Engineering Code

Note: See Table E for right-of-way.

Note: Individual townships may have minimum standards more restrictive than the above.

C. Homeowners Association

A Homeowners Association is a viable tool for owning and maintaining various aspects of a subdivision, including but not limited to common areas, open space, private roads, sidewalks, and landscape elements (e.g. gateways, buffers, detention and off road right of way drainage systems). Major Subdivisions with private dedicated features such as these shall provide for a Homeowners Association in conjunction with the Preliminary Plat and Final Plat.

1. Definition

A Homeowners Association, whether or not incorporated, operates under and pursuant to recorded covenants or deed restrictions. Through these covenants or restrictions each owner of a lot/parcel within the respected Major Subdivision is automatically a member as a condition of ownership. Each member is typically subject to a charge or assessment for a pro-rated share of expenses of the association, which may become a lien against the lot/parcel of the member.

2. Roles and Responsibilities

Permanently protected open space created through the subdivision process shall remain undivided and shall be owned and managed by a Homeowners Association as approved by the County Planning Commission. The association shall be responsible for maintenance, insurance and taxes on common areas including open space, recreational facilities, private roads, common access drives, private community water and sewer systems, and detention and retention basins.

3. Submission

The proposed Homeowners Association document shall be submitted by the developer/subdivider before the Preliminary Plat. Provision for the establishment of the association shall be made before any lot in the Major Subdivision is sold. Once established, the association has clear legal authority and obligation to maintain and exercise control over common space and facilities. As each lot/parcel is sold, the purchaser must become a member of the association and this membership shall be written into the deed and run with the land in perpetuity. Any Homeowners Association must be maintained in perpetuity to meet the obligations of this document.

4. Bylaws

The developer/subdivider shall provide a description of the Homeowners Association before the submittal of the Final Plat including its bylaws and methods for maintaining open space. The bylaws outlining the rules and regulations of the association shall be drafted in concurrence with the Subdivision Regulations. The final draft of the bylaws shall be filed with the Final Plat and recorded with the County Recorder's Office.

203.05 General Procedures

A. Applicability

Before any land is subdivided the owner of the property proposed to be subdivided, or his/her authorized agent, shall apply for and secure approval of the proposed subdivision in accordance with the following procedures, which include the following steps:

1. Pre-application meeting
2. Posting of sign
3. Concept Plan
4. Homeowners Association documents and bylaws
5. Preliminary Plat
6. Final Plat

Unless otherwise provided for, all development proposals which meet the definition of a Major Subdivision shall be processed in accordance with the procedures provided for in this chapter.

At the earliest stage in the approval process, the developer/subdivider shall place one public notice in a newspaper of general circulation in Huron County and shall have placed on the site a sign notifying the public of the submittal. The public notice shall announce the project by name and location, developer/subdivider information, stage of the process, list the County Planning Department and telephone number, and the date and time of the next public meeting of the Planning Commission at which the project is to be considered.

Placement of the sign shall occur within five (5) days of receipt of acceptance of the application by the Administrative Officer. The notice sign shall be a minimum 30 inches by 40 inches in area and erected on site, outside of, but within 25 feet of the right-of-way, readily legible from the most traveled thoroughfare adjacent to the property. The Planning Commission will not consider the plat until this notice has been posted in accordance with the provisions of this section.

The wording of the sign must include the following:

“This site is being reviewed for development. For more information please contact the developer, (*insert developer's name*) at (*insert developer's phone number*) or the Huron County Planning Department at (*insert phone number*).

The following is an example of the sign.

**THIS SITE IS BEING REVIEWED FOR DEVELOPMENT.
FOR MORE INFORMATION
PLEASE CONTACT THE DEVELOPER,
NAME OF COMPANY AT XXX-XXX-XXXX
OR THE HURON COUNTY PLANNING DEPARTMENT
AT 419-668-4113 Ext. 3**

The sign must be maintained throughout the review process until the beginning of construction or the Final Plat recording of the phase of the project. The developer/subdivider shall remove the sign within 10 days of the beginning of construction or recording of the Final Plat.

The following graphic depicts the time line and process for submitting and processing a Major Subdivision:

TRC = Technical Review Committee

AO = Administrative Officer

Concept Plan

1. Preapplication Meeting with TRC
2. Concept Plan Submittal
3. AO Certification of Application
4. TRC Review of Concept Plan 10 days before step 5
5. Planning Commission Public Meeting
6. Planning Commission Final Decision

Preliminary Plat

1. Preapplication Meeting with TRC
2. Preliminary Plat Submittal
3. AO Certification of Complete Application
4. TRC Review of Preliminary Plat 10 days before Step 5
5. Planning Commission Public Meeting
6. Planning Commission Final Decision

Construction Documents

(See Engineering Code)

Final Plat

1. Preapplication Meeting with Technical Review Committee
2. Final Plat Submittal
3. AO Certification of Complete Application
4. TRC Review of Final Plat 10 Days before Step 5
5. Planning Commission Final Public Meeting
6. Planning Commission Final Decision
7. Final Plat Recorded Within 12 months of Approval

B. Concept Plan

The Concept Plan is a required submittal by a developer/subdivider that must be reviewed and approved by the Planning Commission prior to the submittal of a Preliminary Plat. The Concept Plan is not an official plat as defined by Ohio Revised Code 711.01. The Concept Plan shall address the entire development.

1. Preapplication Meeting

The developer/subdivider shall meet with the Technical Review Committee prior to submitting a formal Concept Plan for consideration by the Planning Commission. However, a preliminary Concept Plan drawing should be brought to the meeting. The purpose of this meeting is to discuss early and informally the following items, at a minimum:

- a. The development process and effect of these and other related regulations including drainage, sewerage, water, and storm water requirements.
- b. The criteria and standards contained therein.
- c. The preliminary Concept Plan and general conceptual suitability of the proposed subdivision per the Subdivision Regulations.
- d. The Comprehensive Land Use Plan and other relevant planning documents.

Following the conclusion of the meeting, the Administrative Officer shall forward to the developer/subdivider a written summary of the results of the Preapplication Meeting, including the recommendations of the Technical Review Committee and all related comments.

2. Concept Plan Submittal

The developer/subdivider shall submit a Concept Plan which meets the submittal requirements of Section 203.06 of the Subdivision Regulations and shall not submit the plan unless the following conditions are met:

- a. The Concept Plan is in accordance with the comments received from Technical Review Committee at the Preapplication Meeting or shall clearly demonstrate the reasons why the plan is not in accordance with their comments.
- b. The payment of fees per the Subdivision Regulations.

The Concept Plan shall be submitted at least 20 calendar days before a scheduled meeting of the Planning Commission. The Concept Plan shall not be placed on the agenda of the Planning Commission's next scheduled meeting unless and until a complete application package has been certified by the Administrative Officer.

3. Concept Plan Review

Upon certifying receipt of a complete application package, the Administrative Officer shall circulate the Concept Plan to the Technical Review Committee and any other relevant public agencies and individuals for review and comment. The Technical Review Committee and any other relevant public agencies and individuals shall have 10 days to review documents. Such review and comment shall be due to the Planning Department no later than 10 calendar days prior to the Planning Commission meeting at which the Concept Plan is scheduled to be considered.

The Administrative Officer shall submit to the Planning Commission a written summary of all comments with a recommendation to approve, approve with modifications, or disapprove the Concept Plan no less than five calendar days before the meeting. In recommending approval or approval with modifications, the Administrative Officer and the Technical Review Committee can recommend conditions that should be met by the developer/subdivider in submitting a Preliminary Plat.

Notification shall be given by the Administrative Officer by first class mail of a Planning Commission meeting to review a proposed Concept Plan no later than 10 days prior to the meeting. Those to be notified shall include the Planning Commission members, the applicant, the trustees of the township(s) where the proposed development is situated, any other relevant public agencies, and all owners of property within a 1,000 foot buffer of the subject parcel. Developer will be responsible for obtaining a list of property owners and their mailing addresses and is encouraged to contact the Huron County Map Department for assistance.

4. Planning Commission Consideration

The Planning Commission shall consider the Concept Plan at a regularly scheduled public meeting. The Administrative Officer shall present the proposal, comments, and a recommendation. The developer/subdivider shall present their comments regarding the proposal and the Administrative Officer's recommendation. The general public shall be permitted opportunity to comment. The Planning Commission may call experts to answer questions and provide additional comment.

The Planning Commission shall approve, approve with modifications, or disapprove the Concept Plan within 45 calendar days of the receipt of a certified application package unless a continuation of the Commission's deliberations is agreed to by the applicant. In making a motion to approve, the Commission shall base its approval on all of the following criteria, which shall be cited in its decision:

- a. The Concept Plan fulfills the purposes and intent of the Comprehensive Land Use Plan.
- b. The Concept Plan is in concurrence with the purposes, intent, standards, and requirements of the Subdivision Regulations.
- c. The public's health, safety, and general welfare will not be adversely impacted by the proposal.

The approval of a Concept Plan by the Planning Commission shall be effective for a maximum period of 12 months.

C. Preliminary Plat

The Preliminary Plat is a required submittal by a developer/subdivider that must be reviewed and approved by the Planning Commission prior to submittal of a Final Plat. The Preliminary Plat is not an official plat as defined by Ohio Revised Code 711.01. The Preliminary Plat shall address the entire development.

1. Preapplication Meeting

The developer/subdivider shall meet with the Technical Review Committee prior to submitting a Preliminary Plat for consideration by the Planning Commission. The purpose of this meeting is to discuss informally the following items at the minimum:

- a. Review the Planning Commission action on the Concept Plan.
- b. The development process and effect of these and other related regulations, including drainage, detention and retention basins, sewerage, water, storm water, soil erosion, transportation, and open space requirements.
- c. The criteria and standards contained herein.
- d. The general suitability of the proposed subdivision per the Subdivision Regulations.
- e. The Comprehensive Land Use Plan, Thoroughfare Plan, and other relevant planning documents.

Following the conclusion of the meeting, the Administrative Officer shall forward to the developer/subdivider a written summary of the results of the Preapplication Meeting, including the recommendations of the Technical Review Committee and all attached comments.

2. Preliminary Plat Submittal

The developer/subdivider shall submit a Preliminary Plat which meets the submittal requirements of Section 203.06 of the Subdivision Regulations and shall not submit the Plat unless the following conditions are met:

- a. The Preliminary Plat is in accordance with the Concept Plan.

- b. The Preliminary Plat is in accordance with the comments received from Technical Review Committee at the Preapplication Meeting and the Concept Plan meeting, or shall clearly demonstrate the reasons why the Plat is not in accordance with their comments.
- c. The Preliminary Plat is submitted within 12 months of approval of the Concept Plan.
- d. The payment of fees per the Subdivision Regulations.
- e. A draft of the Development Agreement (see 203.06, C, 2).

The Preliminary Plat shall be submitted at least 20 calendar days before a scheduled meeting of the Planning Commission. The Preliminary Plat shall not be placed on the agenda of the Planning Commission's next scheduled meeting unless and until a complete application package has been certified by the Administrative Officer, including the payment of fees.

3. Preliminary Plat Review

Upon certifying receipt of a complete application package, the Administrative Officer shall circulate the Preliminary Plat to the Technical Review Committee and any other relevant public agencies and individuals for review and comment. The Technical Review Committee and any other relevant public agencies and individuals shall have 10 days to review documents. Such review and comment shall be due to the Planning Department no later than 10 calendar days prior to the Planning Commission meeting at which the Preliminary Plat is scheduled to be considered.

The Administrative Officer shall submit to the Planning Commission a written summary of the comments received from the Technical Review Committee and other relevant public agencies and individuals, with a recommendation to approve, approve with modifications or disapprove the Preliminary Plat no less than five calendar days before the meeting. In recommending approval or approval with modifications, the Administrative Officer and Technical Review Committee shall indicate the developers/subdividers responsiveness in addressing conditions placed by the Planning Commission at the Concept Plan meeting, on the approval with modifications.

Notification shall be given by the Administrative Officer by first class mail of a Planning Commission meeting to review a proposed Preliminary Plat no later than 14 days prior to the meeting. Those to be notified shall include the Planning Commission members, the applicant, the trustees of the township(s) where the proposed development is situated, any other relevant public agencies, and all owners of property within a 1,000 foot buffer of the subject parcel. Developer will be responsible for obtaining a list of property owners

and their mailing addresses and is encouraged to contact the Huron County Map Department for assistance.

4. Submission to State Highway Director

Before any plat is approved affecting any land within 300 feet of the centerline of a proposed new state highway or a state highway for which changes are proposed as described in the certification to local officials by the State Highway Director of any land within a radius of 500 feet from the point of intersection of said centerline with any public road or highway, the Planning Commission shall give notice, by registered or certified mail to the Highway Director. The Commission shall not approve the plat for 120 days from the date of notice received by the Highway Director. If the Highway Director notifies the Commission that the proposed acquisition at this time is not in the public interest for a highway or upon the expiration of the 120-day period or any extension thereof agreed upon by the Highway Director and the property owner, the Commission shall, if the plat is in conformance with all provisions of these regulations, approve the plat. (*See the Ohio Revised Code, Section 5511.01.*)

5. Planning Commission Consideration

The Planning Commission shall consider the Preliminary Plat at a regularly scheduled public meeting. The Administrative Officer shall present the proposal, comments, and a recommendation. The developer shall present its comments regarding the proposal and the Administrative Officer's recommendation. The general public shall be permitted opportunity to comment. The Planning Commission may call experts to answer questions and provide additional comment.

The Planning Commission shall approve, approve with modifications, or disapprove the Preliminary Plat within 45 calendar days of the receipt of a certified application package unless a continuation of the Commission's deliberations is agreed to by the applicant. In making a motion to approve, the Commission shall base its approval on all of the following criteria, which shall be cited in its decision:

- a. The Preliminary Plat fulfills the purposes and intent of the Subdivision Regulations.
- b. The Preliminary Plat is in concurrence with the relevant recommendations and policies of the Comprehensive Land Use Plan.
- c. The Preliminary Plat meets the standards and requirements of the Subdivision Regulations.

- d. The public's health, safety, and general welfare will not be adversely impacted by the proposal.
- e. Payment of all fees as required.

The developer/subdivider shall submit a reproducible original Preliminary Plat meeting the approval and conditions of the Planning Commission to the Administrative Officer for approval and signature. The Plat shall meet the submittal requirements of Section 203.06.

The approval of a Preliminary Plat by the Planning Committee shall be effective for a maximum period of 12 months. If, after this 12-month-period, any phase(s) or portion(s) of the original approved Preliminary Plat has not received Final Plat approval, then no Final Plat approval will be given unless one six-month extension of the Preliminary Plat approval is requested in writing to and granted by the Planning Commission. The Planning Commission may grant no more than one six-month extension.

D. Construction Documents

Two sets of construction documents for all improvements shall be provided to the County Engineer's Office for review and written approval per the Engineering Code.

E. Final Plat

The Final Plat is a required submittal by a developer/subdivider that must be reviewed and approved by the Planning Commission prior to recording. The Final Plat shall address one or more phases of the approved Preliminary Plat. A Final Plat shall not be accepted by the Administrative Officer unless and until a 100% performance bond for the work to be completed has been approved by the County Commissioners and/or all improvements per the Development Agreement (203.06, C, 2) have been completed, inspected by the County Engineer's Office, and are ready for acceptance by the County Commissioners.

1. Preapplication Meeting

The developer/subdivider shall meet with the Technical Review Committee prior to submitting a Final Plat for consideration by the Planning Commission. The purpose of this meeting is to discuss informally the following items at a minimum:

- a. Review of approval regarding the Preliminary Plat.
- b. The development process and effect of these and other related regulations.
- c. The criteria and standards contained therein.

Following the conclusion of the meeting, the Administrative Officer shall forward to the developer/subdivider a written summary of the results of the Preapplication Meeting, including the recommendations of the Technical Review Committee and all attached comments.

2. Final Plat Submittal

The developer/subdivider shall submit a Final Plat which meets the submittal requirements of Section 203.06 of the Subdivision Regulations and shall not submit the Plat unless the following conditions are met:

- a. The Final Plat is in accordance with the Preliminary Plat as approved by the Planning Commission.
- b. The Final Plat is in accordance with the comments received from Technical Review Committee at the Preapplication Meeting.
- c. The County Engineer has approved the Construction Documents and the Huron County Commissioners have approved the Development Agreements, including security, applicable ditch maintenance agreements, etc.
- d. Homeowner, development and performance agreements, as required, have been received and approved by the County Prosecutor's Office. The Final Plat is in accordance with the requirements of Section 203.06 herein.
- e. Maintenance bonding requirement shall be met.
- f. Payment of all fees as required.

Final Plat for each phase of the subdivision must be submitted within 12 months of approval of the Preliminary Plat for that phase, unless one extension has been granted by the Planning Commission not to exceed six months.

The Final Plat shall be submitted at least 20 calendar days before a scheduled meeting of the Planning Commission. The Final Plat shall not be placed on the agenda of the Planning Commission's next scheduled meeting unless and until a complete application package has been certified by the Administration Officer.

3. Final Plat Review

Upon certifying receipt of a complete application package, the Administrative Officer shall circulate the Final Plat to the Technical Review Committee and any other relevant public agencies and individuals for review and comment. Such review and comment shall be due to the Planning Department no later

than 10 calendar days prior to the Planning Commission at which the Final Plat is scheduled to be considered.

The Administrative Officer shall submit to the Planning Commission a written summary of the comments with a recommendation to approve, approve with modifications, or disapprove the Final Plat no less than five calendar days before the meeting. In recommending approval or approval with modifications, the Administrative Officer shall indicate the developer's/subdivider's responsiveness in addressing conditions placed by the Planning Commission on the approval of the Preliminary Plat.

Notification shall be given by the Administrative Officer by first class mail of a Planning Commission meeting to review a proposed Final Plat no later than 14 days prior to the meeting. Those to be notified shall include the Planning Commission members, the applicant, the trustees of the township(s) where the proposed development is situated, any other relevant public agencies, and all owners of property within a 1000 foot buffer of the subject parcel. Developer will be responsible for obtaining a list of property owners and their mailing addresses and is encouraged to contact the Huron County Map Department for assistance.

4. Planning Commission Consideration

The Planning Commission shall consider the Final Plat at a regularly scheduled public meeting. The Administrative Officer shall present the proposal, comments and a recommendation. The developer/subdivider shall present their comments regarding the proposal and the Administrative Officer's recommendation. The general public shall be permitted opportunity to comment. The Planning Commission may call experts to answer questions and provide additional comment.

The Planning Commission shall approve or disapprove the Final Plat within 45 calendar days of the receipt of a certified application package unless a continuation of the Commission's deliberations is agreed to by the applicant. In making a motion to approve, the Commission shall base its approval on all of the following criteria, which shall be cited in its decision:

- a. The Final Plat fulfills the purpose and intent of the Subdivision Regulations.
- b. The Final Plat meets the standards and requirements of the Subdivision Regulations.
- c. The Final Plat is in concurrence with the approved Preliminary Plat.

The approval of a Final Plat by the Planning Commission shall be effective immediately following the meeting at which approval was given, but it may not be recorded until all signatures have been placed on the plat.

If the Final Plat is disapproved, the developer/subdivider must refile the plat with the required corrections, or the developer/subdivider may file within sixty (60) days of disapproval a petition in the Huron County Court of Common Pleas to reconsider the action of the Planning Commission.

5. Recording of the Final Plat

Once a Final Plat has been approved by the Planning Commission, the original tracing shall be returned to the developer/subdivider for any and all modifications as required of the Commission. Once complete, the original tracing shall be forwarded to the Administrative Officer for processing. All Final Plats must be recorded within twelve (12) months of the date of approval of the Planning Commission. Final Plats may not be recorded until all required signatures of officials have been placed on the Final Plat. **If not recorded, all Final Plats shall officially expire within twelve (12) months of having been signed by the appropriate County/Township officials.**

Once the Final Plat has been properly signed, the applicant can file the Final Plat with the County Tax Map Office, which shall process the Final Plat within ten (10) working days of its submittal, prior to its recording. Once processed by the Map Office, the Final Plat will be forwarded to the County Recorder's Office, which will have ten (10) working days to complete recording of the Final Plat.

203.06 Submittal Requirements

All submittal requirements as stipulated herein shall be prepared in response to the requirements of the Subdivision Regulations. Applicants shall rely upon the Administrative Officer for interpretation. Plans shall be prepared by the appropriate design professional to the satisfaction of the Planning Commission. The application required at each submittal stage of the subdivision process shall be notarized.

A. Concept Plan Submittal

1. Application

An application form shall be completed by the developer/subdivider and submitted with the Concept Plan and required Supplemental Information. A total of fifteen (15) copies of the application and supporting material shall be

submitted. The Planning Department shall provide the application form. The required fees shall be paid at the time of application submittal.

The Administrative Officer shall certify the receipt of a complete application package.

2. Concept Plan

The Concept Plan shall be drawn on 24-inch by 36-inch sheets to a scale of not less than one inch equals 200 feet or other scale approved by the Administrative Officer. The Concept Plan shall be submitted with a USGS Quadrangle Map(s). The Concept Plan shall contain the following information at a minimum:

a. Base Information

The following base information shall be provided on all sheets:

1. Name and address of property owner, land planner, landscape architect, engineer, surveyor, and developer.
2. Adjoining property owners, deed references and/or recorded subdivision names, recording references, and adjoining property structures within 200 feet, or as specified by the Administrative Officer.
3. Vicinity Map (section and range).
4. North arrow.
5. Title block shall be in the lower right-hand corner. The title block shall include the title "Concept Plan", sheet title, proposed subdivision name, developer and preparer, scale of the plan, tax map and parcel numbers, date and revisions numbered and dated.

b. Existing Conditions

The following information shall be provided in map and text form to indicate existing conditions on the subject site. These conditions may be superimposed on the most current and legible aerial photograph:

1. Existing generalizing natural features including: the limits of the 100 year flood plain (elevations and boundaries), hydric soils, prime agricultural soils, wetlands, woodlands, species habitat, archaeological, historical and cultural resources, streams, and steep slopes. The developer/subdivider shall calculate the 100-year storm flooding levels for drainage areas greater than 50 acres and show the area of flooding on the map.

2. Existing generalized land use, structures, buildings, underground mines, all transmission lines, gas and oil wells, and water wellheads.
3. Existing utilities, including: water, sanitary sewer, storm sewer, underground drainage tile, electric, natural gas, cable TV, etc.
4. Existing streets and roads.
5. Existing parks and recreational facilities.
6. Comprehensive Land Use Plan recommendations for the subject site and applicable zoning districts.
7. Appropriate documentation from County and State regulatory agencies as appropriate, such as known underground storage tanks, landfills, and wetland clearances.

c. Soils Map

The appropriate pages from the Huron County Soil Survey, <http://websoilsurvey.nrcs.usda.gov>, or appropriate equal shall be included with the Concept Plan with the subject site clearly denoted. Photos shall be enlarged to match the scale of the other submittals. Most submittals will be 1"=200', which would require 6.6 times enlargement of the soil survey.

d. Proposal

The following improvements shall be indicated on a sketch of the subject property and with accompanying text indicating minimum development standards:

1. Proposed changes to existing natural features.
2. Proposed generalized lot layout and building sites.
3. Proposed utilities, including: water, sanitary sewer, and storm water facilities.
4. Proposed roads and sidewalks.
5. Proposed parks and recreation facilities, if applicable
6. Responsible jurisdictions for fire, police, emergency medical services, and school district.
7. Location of the subdivision relative to extra-territorial jurisdictions.
8. Proposed zoning if applicable.
9. Location of proposed detention and retention areas.

3. Supplemental Information

The developer shall submit reasonable supplemental information as requested by the Administrative Officer to assist the Planning Commission in its deliberations.

B. Preliminary Plat Submittal

1. Application

An application form shall be completed by the developer/subdivider and submitted with the Preliminary Plat and required Supplemental Information. A total of fifteen (15) copies of the application and supporting material shall be submitted. The application form shall be provided by the Huron County Planning Department. The required fees shall be paid at the time of application submittal.

The Administrative Officer shall certify the receipt of a complete application package which meets the requirements of the Subdivision Regulations prior to scheduling the application on the Planning Commission agenda.

2. Preliminary Plat

The Preliminary Plat shall be drawn on 24-inch by 36-inch sheets to a scale of not less than one inch equals 200 feet. When more than one sheet is required, an index shall be incorporated into the title block. The Preliminary Plat shall contain the following information at a minimum. The Administrative Officer may approve the consolidation of the submittal requirements provided the intent of this section is met.

a. Base Information

The following base information shall be provided on the Preliminary Plat sheets:

1. Name, address and telephone number of developer, property owner, land planner, landscape architect, engineer and/or surveyor.
2. Adjoining property owners, deed references and/or recorded subdivision names, recording references and adjoining property structures within 200 feet or as specified by the Administrative Officer.
3. Vicinity Map (township, section and range)
4. The ownership, acreage and boundaries of all adjacent

properties within 200 feet of the subdivision or as specified by the Administrative Officer. If a recorded subdivision adjoins the subject site, the subdivision name, lot numbers, block numbers, recording number, and any offsite areas affected by this subdivision and shown on the map, shall be indicated with dashed lines.

5. North arrow
6. Title block shall be in the lower right-hand corner. The title block shall include the title "Preliminary Plat", sheet title, proposed subdivision name, developer and preparer, scale of plan, tax map and parcel numbers, sheet index, date and revisions numbered and dated.
7. Boundary of the proposed subdivision clearly indicated by a heavy line with bearings and distances.
8. Existing topography at two (2) foot intervals for slopes under 10 percent and at five (5) foot intervals for slopes 10 percent or greater. Contour lines shall be indicated 50 feet beyond the subdivision boundary.
9. A minimum of two major control monuments within the subdivision shall have Ohio State Plane coordinates and elevation data shown. Horizontal control shall be based upon NAD83(1986) or HARN, and vertical control shall be based upon NAVD88 or NGVD29 adjusted to NAVD88.
10. Proposed zoning if applicable.

b. Existing Conditions Map

The Existing Conditions Map and text shall indicate in dashed lines for the subdivision and all property within 200 feet of the subdivision, or as specified by the Administrative Officer, the following conditions depicted to scale and which may be superimposed on the most current and legible aerial photograph:

1. Existing generalized natural features including: the limits of the 100-year flood plain (floodway and floodway fringe depicted separately, including elevations and boundaries), hydric soils, prime agricultural soils, wetlands, wooded areas, landmark trees, vegetative fence rows, streams, steep slopes, and ravines with buffers indicated as required by the Subdivision Regulations. The developer/subdivider shall calculate the 100-year storm flooding levels for drainage areas greater than 50 acres and show the area of flooding on the map. Flood area outside the boundary of the proposed subdivision shall be also shown on the map.

2. Existing generalized land use, structures, buildings and drainage structures.
3. Existing zoning
4. Existing utilities, including: water, sanitary sewer and storm water facilities, existing underground drainage tile (indicating approximate pipe sizes and directions of slope), underground transmission lines, oil and natural gas wells, water wellheads, electric and telephone poles, street lights, fire hydrants, landfills, public utility easements, and information relating to whether the property was tiled or drained.
5. Existing streets and roads, including: locations, widths and names. Streets and easements which have been preliminarily approved or recorded but which remain unimproved shall be indicated with dashed lines.
6. Existing community facilities, including parks and recreation facilities.
7. Location and approximate age of any burial grounds, historical, archaeological, and cultural resources.
8. Comprehensive Land Use Plan recommendations for the subject site and applicable zoning districts and standards.
9. The professional preparing the Preliminary Plat shall certify as to the accuracy and field verification of features and utilities listed.

c. Proposed Subdivision Plan

The following proposed improvements are to be superimposed on top of the Existing Conditions Map, all of which shall be superimposed on a current legible aerial photograph:

1. Proposed generalized building envelopes and soils clearly demarcated from the Huron County Soil Survey, as amended, <http://websoilsurvey.nrcs.usda.gov>, or appropriate equal.
2. Proposed layout of all proposed and existing lots with approximate dimensions and minimum area in square feet (acres if lot size is greater than 100,000 square feet), section number, phase number, building lines, lot frontages, and required setbacks.
3. Lot numbers in numerical order throughout the entire subdivision.
4. The location, dimensions, use, and area of all property proposed to be reserved or temporarily reserved for public use, or reserved for the use of all property owners in the subdivision and the location, dimensions, and purposes of any proposed easements.
5. Total number of lots, area of lots and parcels, area of public roadways, areas of open space dedications, and total area of the subdivision.

d. Proposed Environmental Plan

The following are to be superimposed on top of the proposed street system, utility system, lot lines, building sites and on-site utility areas (including household sewage treatment systems) or alternative technologies per the standards of the County Health Department and/or Ohio Environmental Protection Agency as applicable) and all of which shall be superimposed on a legible aerial photograph:

1. Soils map indicating type and locations according to the Huron County Soil Survey, as amended, <http://websoilsurvey.nrcs.usda.gov>, or appropriate equal, drawn to scale within the boundary, with mapping symbols and a legend.
2. Proposed alterations to the existing generalizing natural features indicated on the Existing Conditions Map. The applicant shall certify on the plan that the proposed alterations are the only available alternative to modifications to the proposed subdivision plan. This certification, however, does not prevent the Planning Commission from requesting modifications.
3. All appropriate documentation from County and State regulatory agencies.
4. Location of National Pollution Discharge Elimination System (NPDES) per Ohio Environmental Protection Agency Regulations.
5. A signature block for the County Health Commissioner shall be provided on the Plan.

e. Proposed Water and Wastewater Plan

The following improvements are to be superimposed on top of the Existing Conditions Map, all of which shall be superimposed on a legible aerial photograph:

1. Proposed water system, including location of on-site wells.
2. Proposed wastewater system, including location of on-site treatment and disposal facilities (including household sewage treatment systems or other technologies) per Health Department standards.
3. A signature block for the County Health Commissioner shall be provided on the Plan.

If a private wastewater system is to be used, location of facilities (e.g. household sewage treatment systems, etc.) per the standards of the

Health Department shall be shown on the Plan for each parcel. Percolation tests or other requirements of the Health Department shall be provided. Water well locations shall be indicated for each parcel.

f. Proposed Storm Water Management Plan

The following improvements are to be superimposed on top of the Existing Conditions Map, all of which shall be superimposed on a current legible aerial photograph:

1. Proposed drainage and storm water management systems, including: the type of structures, drainage easements, proposed changes in topography, the 100-year flood plain (floodway and floodway fringe shall be indicated separately) and flooding levels for drainage areas greater than 50 acres. Any proposed deviations from standards shall be indicated. Justification shall be provided for any variations to the preferred storm water management measures in favor of less preferred measures unless predetermined by the County Engineer's Office, of which documentation shall accompany the Plan.
2. All related watershed boundaries within one mile of the subdivision, indicating in which watershed the subdivision is located, and all known underground drainage tile systems. This may be presented as a map insert.
3. A preliminary storm drainage study including an evaluation of drainage structures and/or drainage systems, both upstream and downstream, affected by the drainage from the area covered by the Preliminary Plat, as directed by the County Engineer's Office.
4. Preliminary grading plan for the entire area covered by the Preliminary Plat.
5. A signature block for the County Engineer's Office shall be provided on the Plan.

g. Proposed Circulation Plan

The condition improvements are to be superimposed on top of the Existing Conditions Map, all of which shall be superimposed on a legible aerial photograph:

1. Proposed streets and roads, including: widths of rights-of-way and pavements, tentative horizontal curve data, and typical cross sections of each type of street proposed.

2. Proposed sidewalks and bike paths, including: locations, widths of rights-of-way, surface widths, and typical cross sections.
3. Proposed locations of street trees and landscape features per the Landscape and Street Tree Plan.
4. A signature block for the County Engineer shall be provided on the plan.

h. Proposed Erosion and Sedimentation Control Plan

The following improvements are to be superimposed on top of the Existing Conditions Map, all of which shall be superimposed on a current legible aerial photograph:

1. Locations and extent of tentative erosion and sedimentation control measures, as required by the Ohio Environmental Protection Agency Nonpoint Discharge Elimination System.
2. Preliminary grading plan for the entire area covered by the Preliminary Plat.
3. A signature block for the County Soil & Water Conservation District shall be provided on the Plan.

i. Proposed Landscape and Street Tree Plan

The following improvements are to be superimposed on top of the Existing Conditions map and all of which shall be superimposed on a current legible aerial photograph:

1. Frontage street trees
2. Buffers
3. Entry features
4. Street medians

j. Proposed Preliminary Plat

The Preliminary Plat shall be a composite set of drawings of subsections 203.06,B,2,a thru i of the Subdivision Regulations.

C. Construction Documents Submittal

The Final Plat shall include a set of construction drawings and specifications of improvements. This shall be a set of construction plans prepared by a registered professional engineer that shall include typical sections, plan and profile views, construction details, estimates of quantities, and further information as described in the Engineering Code.

1. Drawings

A set of construction drawings and specifications for all improvements shall be provided to the County Engineer's Office per the Engineering Code.

2. Development Agreement

A draft of the Development Agreement shall be submitted with the Preliminary Plat, containing the following information and conforming with these regulations:

- a. A summary of all proposed improvements, including but not limited to:
 - 1. Water, sanitary sewer, and storm water management facilities.
 - 2. Streets, curbs and gutter, sidewalks, bike paths, traffic control improvements, fire hydrants, street lighting, and street trees.
 - 3. Landscape buffers, entry features, and landscape easements.
 - 4. Open space dedications, or fees in lieu of the dedication and conservation easements.
- b. The performance agreement with appropriate surety guaranteeing installation of all required public improvements, as required by the County Commissioners. The agreement also requires the applicant to sign an agreement regarding compliance with all applicable environmental protection and management requirements, including but not limited to all plans submitted and approved with the Preliminary Plat.
- c. A drainage ditch maintenance agreement with Huron County Commissioners and Huron County Soil & Water Conservation District.
- d. Maintenance bond required for roadway prior to acceptance per the Engineering Code.

D. Final Plat Submittal

1. Application

An application form shall be completed by the developer/subdivider and submitted with the Final Plat. A total of fifteen (15) copies of the application and supporting material shall be submitted. The application form shall be provided by the Huron County Planning Department. The required fees shall be paid at the time of application submittal.

The Administrative Officer shall certify the receipt of a complete application package which meets the requirements of the Subdivision Regulations prior to scheduling the application on the Planning Commission agenda.

2. Final Plat

The Final Plat shall conform to the Huron County Engineer's and the Huron County Auditor's Requirements for All Instruments of Conveyance in Huron County, Ohio. It shall be legibly drawn in waterproof ink on Mylar or other material of equal permanence. If more than one sheet, then each sheet shall be numbered and an index provided on the front of the first sheet (*see relevant portions of the Engineering Code*). All signatures on the Final Plat shall be made using permanent black ink.

The Final Plat shall contain the information required in the Engineering Code. All actual dimensions and geometric lengths should be listed separately on the actual plat and on an attached table.

The following supplementary information shall be supplied in addition to these requirements:

- a. A minimum of two major control monuments shall have Ohio State Plane coordinates and elevation data shown. Horizontal control shall be based upon NAD83(1986) or HARN, and vertical control shall be based upon NAVD88 or NGVD29 adjusted to NAVD88.
- b. If a zoning change is involved, certification from the city, village, or township zoning inspector shall be required indicating that the change has been approved.
- c. Certification shall be required showing that any improvements specifically required by the Planning Commission have been either installed and approved by the proper officials and agencies, or that surety has been furnished assuring installation and initial maintenance of the required improvements.
- d. Maintenance bond requirements per the Engineering Code.
- e. Final copy of all proposed covenants, restrictions, homeowners agreement, and Development Agreement.

204 Minor Subdivision & Large Lot Division

| | | |
|--|----------------------------------|---------------------------|
| 204.01 Purpose and Intent | 204.05 General Procedures | 204.10 Large Lot Division |
| 204.02 Comprehensive Land Use Plan Policies | 204.06 Submittal Requirements | |
| 204.03 Applicability | 204.07 Original Tract Definition | |
| 204.04 Development Standards | 204.08 | |
| | 204.09 | |

204.01 Purpose and Intent

It is the purpose and intent of Huron County to ensure the creation of sound, buildable lots that are in keeping with the County's rural character and compatible with environmental constraints. In particular, it is the intent of the County Commissioners to ensure that lots that are created under these regulations are suitable and appropriate as sites for homes. These regulations are intended to prevent the creation of lots for which health and building standards cannot be met due to poor soils and drainage, steep slope, floodplain, and other environmental constraints.

204.02 Comprehensive Land Use Plan Policies

The creation of lots in Huron County under the Subdivision Regulations shall be consistent with the following policies:

- A. Lot splits should be compatible with land use, density, and utility service criteria.
- B. Low Density residential development (0.5 to one dwelling unit per acre) should be encouraged and Very Low Density residential development (less than 0.5 dwelling unit per acre) should be discouraged. This policy is to be implemented by limiting the number of splits within the jurisdiction of the Subdivision Regulations.
- C. Development on sites with public utilities is a priority over the expansion of residential development into the unincorporated area, whether Major Subdivisions or lot splits.
- D. Farmland should be conserved through a host of strategies, including limiting the number of lot splits, more restrictive lot frontage requirements to reduce the number of flag-shaped lots, and adopting soil erosion and sedimentation controls.
- E. Maintain health standards to ensure proposed lots can successfully accommodate on-site wastewater systems without impacting the environment.
- F. Development in general should be discouraged in hydric soils, prime agricultural soils, woodlands, wetlands, and aquifer recharge areas.
- G. Access management strategies should be adopted to protect the County road system.

204.03 Applicability

The definition of a Minor Subdivision is provided for in Ohio Revised Code 711 as follows:

- A. A Minor Subdivision or "lot split" is a division of a parcel of land that requires a plat to be approved by the County Planning Commission, as defined under Ohio Revised Code 711.131.
- B. A Minor Subdivision shall be located along an existing public road meeting minimum frontage requirements and shall involve no opening, widening, or extension of any street or road.
- C. The creation of any lot as defined in Ohio Revised Code 711.001 is defined as a Minor Subdivision.
- D. A Minor Subdivision shall be limited to no more than five lots total, any of which is less than five acres, once the entire original parcel has been subdivided. (See 204.07)

204.04 Development Standards

A. Criteria for Establishing Lots

Minor Subdivisions shall meet the rules, regulations and standards of these regulations, in particular Section 206, Planning Principles and Design Standards (Subsection 206.03 Lots) and Section 207, Environmental Planning Standards. The County Planning Commission and its designated representatives shall use these regulations as a basis for reviewing and approving Minor Subdivisions.

Criteria for establishing lots shall include review for access, including private drives, and safety concerns as may be required by the applicable fire department to ensure emergency access is adequate.

B. Dimensional Standards

Minimum dimensional standards are required to be met by all Minor Subdivisions to ensure lot size is adequate to meet a variety of development-related factors. Those standards are provided in Section 206, Planning Principles and Design Standards.

204.05 General Procedures

A. Minimum Conditions for Approval

- 1. The proposed subdivision is located along an existing public road, fulfills minimum frontage requirements, and involves no opening, widening, or extension of any street or road.

2. A Minor Subdivision shall be limited to no more than five lots total, once the entire original parcel has been subdivided, any of which is less than five acres.
3. The proposed subdivision is not contrary to applicable subdivision or zoning regulations.
4. The proposed subdivision shall have sufficient area to accommodate the building envelope outside hydric soils and any other natural constraint found on the proposed parcel.
5. Each lot shall have a separate driveway.
6. The property has been surveyed and an acceptable plat and legal description has been submitted to and approved by the Tax Map Office. The plat of survey (approved and signed by local zoning official if applicable or the Huron County Health Department in unzoned townships), legal description, and any other information relating to the property has been submitted with the application to the Planning Department, meeting the requirements of this Chapter.
7. The proposed lot(s) have been approved for access management by the County Engineer's Office.
8. A property site review has been performed by Huron Soil & Water Conservation District for each parcel covering soil characteristics and a storm water evaluation, together with proposals for new storm water drainage outlets and septic system curtain drains if applicable and the fees per the current schedule have been paid.
9. The proposed lot(s) have been approved relative to erosion and sedimentation controls by the Soil & Water Conservation District and Ohio Environmental Protection Agency National Pollutant Discharge Elimination System permit.
10. The proposed lot(s) have been approved relative to emergency access by the appropriate fire department. Signature of EMA/Fire Chief may be required.
11. The proposed subdivision has obtained, or is in the process of obtaining, all inspections and permits required by the Huron County General Health District, as applicable to the proposed development of the subdivision.

B. Procedure

The following procedure shall be followed in submitting, reviewing, and approving proposed Minor Subdivisions. The procedure is for the convenience and protection of the developer/subdivider. The Administrative Officer or his/her designee will oversee the day-to-day administrative requirements for Minor Subdivisions.

1. Two (2) copies of a complete and accurate application package with accompanying mapping shall be submitted to the County Planning Department, including the payment of all fees required. The Administrative Officer shall have seven (7) working days in which to determine whether the submittal meets the above minimum conditions for approval. If it fails to meet

requirements, the submittal will be returned to the developer/subdivider with a written explanation.

2. Upon certification of a complete and accurate application package, the Administrative Officer shall submit the package to the Technical Review Committee for consideration. The developer/subdivider shall meet with the Technical Review Committee to discuss the application. The Technical Review Committee shall review and provide a written recommendation to the Administrator and developer/subdivider within ten (10) working days of its submittal to the Committee.
3. Prior to submitting the application to the Technical Review Committee, the Administrator shall review the proposal relative to these regulations, floodplain, and other factors. The Health Department reviews for sanitary regulations, the County Engineer's Office reviews for access management. The Soil & Water Conservation District reviews for stormwater management with the assistance of the County Engineer's Office and the Soil & Water Conservation District reviews the approved stormwater erosion and sedimentation controls as required by the Ohio Environmental Protection Agency.
4. If approval is recommended by the Technical Review Committee, the developer/subdivider shall submit a final survey to the Administrator. The Administrator shall review for completeness and return to developer/subdivider for signature by appropriate agencies.
5. If approval with modifications is recommended by the Technical Review Committee, the developer/subdivider shall submit a final survey complying with the modifications to the Administrator. Within seven working days of the submittal the Administrator shall review for completeness.
6. If disapproval is recommended by the Technical Review Committee, the Administrator shall return the application stamped "disapproved" with written comments. The developer/subdivider may resubmit the application in compliance with the written comments.
7. Once a final survey has been signed by the appropriate agencies, and stamped by the Administrator, the developer/subdivider will transfer the signed final survey to the Tax Map Office.

The approval of a Minor Subdivision by the Administrator shall expire at the end of 12 months from the date of signed approval, unless the conveyance is recorded in the office of Huron County Recorder during said period. All such formal action taken on such Minor Subdivision shall be reported to the County Planning Commission at the following regular meeting of the Commission.

If the owners (and/or the owner's agent) of the property disagree with the decision or requirements specified regarding a minor subdivision, the owner may then appeal within thirty (30) working days to the County Planning Commission. Fees will apply.

The Planning Commission will review within forty five (45) working days.

204.06 Submittal Requirements

In order to be complete and to be accepted for review and processing, all Minor Subdivisions (lot split) proposals must be legible and include or comply with the following:

- A. An application form provided by the County Planning Department must be completed in its entirety and notarized. The application form shall contain at minimum:
 - 1. Name, address, telephone number, fax number, and e-mail address of existing property owner.
 - 2. Name, address, telephone number, fax number, and e-mail address of surveyor or preparer of the submittal if different from the property owner.
 - 3. Location and size of existing and proposed parcels, including date of creation of existing parcel to be split.

- B. A professionally drawn plat, meeting the Conveyance Standards of Huron County, and indicating the following:
 - 1. Name and address of existing property owner.
 - 2. Name, address, telephone number, fax number, and e-mail address of surveyor.
 - 3. Township, section, great lot, tract, and any other defining characteristic.
 - 4. North arrow, with a clear statement as to the basis of referenced direction used, with a written and graphical bar scale.
 - 5. Location information including: location vicinity map, adjacent or frontage roads, adjacent parcel ownership including deed, volume, and page number; proposed easements, etc. (must be conveyed by a separate instrument prior to the approval of the minor subdivision, large lot division.)
 - 6. Acreage of all proposed lots and acreage of all remaining property resulting from the division of the original parcel, including existing and proposed boundaries.

NOTE: Conveyance Standards available at the County Engineer's office and Tax Map office.

- C. Improvement Plan including the following:
 - 1. Proposed building envelope, building footprint and proposed location of on-site well and wastewater facilities, proposed site drainage and grading plan indicating the location or proposed location of surface and subsurface drainage outlets, along with easements or proposed easements needed to provide for a good and sufficient drainage outlet.
 - 2. Soils indicating hydric and prime agricultural soils, boring logs, test reports.
 - 3. Site drainage and 100-year floodplain (floodway and floodway fringe, elevation and boundaries). Flooding levels for drainage areas may be required

by the Technical Review Committee and Huron SWCD Office, if existing data is insufficient for determining existing flooding conditions or the potential impact of the proposed development on flooding levels on site or downstream.

4. Steep slope as defined herein, underground mines, woodlands, wetlands, and all other natural features.
 5. All other natural and built features or conditions that in the determination of the Administrator is directly relevant to the ability of the proposed lot(s) to be buildable per these regulations.
 6. Existing topography at two-foot intervals for slopes under 10 percent and 10-foot intervals for slopes 10 percent or greater or as approved by the Technical Review Committee if topographic characteristics of the site and/or adjacent properties indicates a situation where development constraints should be addressed in detail sufficient for approving the development proposal.
 7. Any and all proposed easements, reserves, or no build zones.
 8. Deed wording addressing lot development, conditions, or restrictions.
 9. Access Management practices or measures.
 10. Recording data for minor subdivision/large lot division deeds previously approved from the parcel.
 11. Drainage improvements and other applicable requirements of the Huron County Engineering Code for Subdivision Development, including applicable fees as approved by the various agencies.
 12. Written endorsement of the minor subdivision/large lot division by health and zoning authorities.
 13. A plan illustrating all minor subdivision/ large lot division subdivisions and or lot splits of adjacent parcels within the past year and a recording date of each one.
 14. The subdivider shall cause to have the proposed lot corners marked with stakes and colored flagging.
 15. A complete boundary survey performed by a professional land surveyor.
- D. A filing fee shall be charged and must be paid at the time the final survey is filed with the County Planning Department.
- E. Prior to site improvements, an address number must be secured from the Tax Map Department.
- F. **Exceptions:**
1. **If the proposed minor subdivision is a lot split of an existing residence and out buildings and no new construction is planned then a topographic survey is not required. However, the soil report and field investigation is still required, together with a boundary survey performed by a professional land surveyor.**

2. **If the proposed minor subdivision is a sale or exchange between adjoining owners and does not involve any new streets, roads, easements or new construction then by O.R.C. this would not be considered a minor subdivision and is exempt from these regulations. A boundary survey performed by a professional land surveyor is still required.**
3. **Right-of-way takes by ODOT, the County Engineer, Township Trustees, City, Village, or small parcels purchased by public utilities for placement of utility lines, transfer stations, etc. shall be exempt from the regulations of minor subdivisions. These parcels, however, are still required to be surveyed and recorded.**

204.07 Original Tract Definition

This definition is to provide that no more than 5 lots, including the original tract, may be approved without going through the major subdivision process. The original tract will be defined as any parcel that existed at the time the prior amendment to the Huron County Subdivision Regulations became effective (January 01, 2007). *This does not apply to parcels created under Section 204.10 Large Lot Division.* 5-20 acres

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204.10 Large Lot Division

A. General

The purpose of Section 204.10 is to establish the procedure for review and approval of large lot divisions as authorized under O.R.C. 711.133.

The No Plat Approval Procedure for Large Lot Divisions (NPA-LL) may be used to request a proposed division of a parcel of land along an existing public street, not involving the opening, widening, or extension of any street or road, and involving the establishment of any lot ranging in size from not less than five (5) acres to not more than twenty (20) acres.

A proposed division of land under and in compliance with this Section 204.10 shall not be considered a subdivision for purposes of O.R.C. 711.001(B) (1) and need only be approved under the provisions of this Section 204.10.

A NPA-LL application shall be filed by the landowner or designated representative. In addition to the submittal requirements set forth below, the application shall include the survey drawing and legal description, the signed and completed application form, and the required fee(s).

A Huron County Planning Commission Advisory Committee shall be established to review Large Lot Divisions. The Advisory Committee is to consist of at a minimum of one appointed advisor (or their designated representative) from the Huron County Health Department, Huron County Engineer's Office, Huron County Tax Map Office, EMA/911, and Huron County Soil and Water Conservation District. Other office advisors and planning commission members may be consulted as needed.

B. Pre-Application Meeting

Prior to filing a formal NPA-LL application, an applicant is required to attend a pre-application meeting (within a 30 day time period) with the HCPC Advisory Committee to discuss the procedure for approval and to familiarize the applicant with applicable requirements. The applicant shall submit a scale drawing that includes the following information:

1. Location Map.
2. Existing and proposed public roads and easements.
3. Ownership of property.
4. Existing structures.
5. North arrow.
6. Outline of areas to be divided.
7. Approximation of proposed lot lines and dimensions.
8. Important natural features and drainage ways.
9. Information concerning storm drainage, sewage disposal, water supply, and other facilities that impact on the development.

C. Survey Requirement

No division of lands involving a metes and bounds description shall be approved or exempted unless it is accompanied by a survey drawing and legal description certified by a Professional Surveyor licensed in the State of Ohio. The survey must meet the Minimum Standards for Boundary Surveys, Administrative Code 4733-37, and the survey must have been approved by the Huron County Engineer and/or Huron County Tax Map Department.

D. Lot Frontage Requirement

Unless the applicable zoning regulations specifically provide otherwise, all lots created under this Section 204.10 shall have a minimum of two hundred fifty (250) feet of continuous frontage on an existing and improved public road as measured at the roadway right-of-way line.

E. Lot Depth to Width Ratio

Unless the applicable zoning regulations specifically provide otherwise, the maximum depth of a lot measured from the building setback line shall not exceed three (3) times the width of the lot. For the purposes of determining these lot measurements, the lot shall be measured as follows:

1. Depth of a lot shall be considered to be the distance between the midpoints of straight lines connecting to the foremost points of the side lot lines at the front yard setback and the rearmost points of the side lot lines in the rear.
2. Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the front building setback line as established by the applicable zoning regulations, or where no zoning exists, forty (40) feet back from the edge of the current or proposed road right-of-way.

F. Application Submittal Requirements

A NPA-LL application shall include the following information and materials:

1. Existing and proposed topographic contours at 1-foot intervals for the envelope of disturbed areas of lots utilizing on-site sewage treatment systems, or 2-foot intervals for lots utilizing central sewer system (5-foot interval over 12% slope). Contours shall be based upon NGVD 27 or NAD 83 . NO ASSUMED BENCHMARKS WILL BE ACCEPTED. The Huron County Engineer has an extensive listing of benchmarks within the county. If there are none in the range of one-half (1/2) mile of the project site then an estimated intersection elevation of two roadways from a USGS quadrangle sheet will suffice as an acceptable alternative. A property site review is to be performed by Huron Soil & Water Conservation District for each parcel, covering soil characteristics and a storm water drainage evaluation, together with proposals for new storm water drainage outlets and septic system curtain drains if applicable. Fees per the current schedule must have been paid.
2. Existing or proposed building, well, and sewage system locations and type.
3. Soil type delineation.
4. All easements must be conveyed and recorded by a separate instrument prior to the recording of the NPA-LL Subdivision.
5. Appropriate floodplain status information showing areas within the 100-year floodplain/floodway.

6. Access points in accord with adopted Huron County access management standards or Ohio Department of Transportation driveway approval if access is to a state highway.
7. Recording data for NPA-LL subdivision deeds previously approved from the original tract parcel.
8. Drainage improvements and other applicable requirements of the Huron County Engineering Code and Land Conveyance Standards and Requirements for Approval of Deed Descriptions, Surveys and Survey Plats in Huron County,
9. Approval signatures of the NPA-LL subdivision from health and zoning authorities, if applicable.
10. A plan illustrating all NPA-LL subdivisions and/or lot splits of adjacent parcels within the past year, and the recording date of each.
11. The owner/developer shall mark proposed lot corners with stakes and colored flagging.
12. Boundary survey by a professional land surveyor.
13. A survey drawing and legal description (pre-approved by the Huron Co. Map Department) that has been prepared by a professional land surveyor.
14. An approved form of conveyance meeting the requirements for property transfer by the County Engineer and County Auditor.
15. All applicable fees.
16. **Exceptions:**
 - a. **If the proposed large lot division is a division of land involving the creation of a parcel containing a residence and existing buildings, where no new construction is planned, then a topographic survey is not required. However, the soil report and field investigation is still required, together with a boundary survey performed by a professional land surveyor.**
 - b. **A proposed division of a parcel of land along an existing public street, not involving the opening, widening, or extension of any street or road, and which meets the acreage requirements set forth in Section 204.10, A, but which is to be used only for agricultural or personal recreational purposes (as hereinafter**

defined) shall be exempt from the NPA-LL approval requirements. A boundary survey performed by a professional land surveyor is still required.

G. Review and Approval

If the Planning Commission, acting through the HCPC Advisory Committee, finds that the proposed division is not contrary to any applicable zoning, health, sanitary, or access management regulations, regulations adopted under O.R.C 307.37(B) (3) regarding existing surface or subsurface drainage, including but not limited to, rules governing household sewage disposal systems or the regulations set forth in this Section 204.10, it shall be approved in accordance with the following schedule:

1. For proposed divisions into not more than six (6) separate parcels, approval shall be within seven (7) calendar days after the division is submitted.
2. For proposed divisions into more than six (6) separate parcels but less than fifteen (15) parcels, approval shall be within fourteen (14) calendar days after the division is submitted.
3. For proposed divisions into more than fifteen (15) parcels, approval shall be within twenty-one (21) calendar days after the division is submitted.

The burden is upon the applicant to demonstrate compliance with these regulations. Incomplete or deficient proposals shall be disapproved and the applicant notified of the issues and reasons for disapproval.

Upon presentation of an approved conveyance of said parcel, the conveyance shall be stamped "Approved by Huron County Planning Commission, No Plat Required under Ohio Revised Code 711.133" and signed and dated.

NPA-LL deeds shall be recorded within one hundred eighty (180) days from the date of approval, or the approval expires. Upon the expiration of the approval, any proposed division of the subject tract shall be filed and processed as a new application under Section 204.10.

H. Agricultural and Personal Recreational Purposes Exemption

A proposed division of a parcel of land along an existing public street, not involving the opening, widening, or extension of any street or road, and which meets the acreage requirements set forth in Section 204.10, A, but which is to be used only for agricultural or personal recreational purposes (as hereinafter defined) shall be exempt from the NPA-LL approval requirements. Upon presentation of a conveyance of such a parcel, the conveyance shall be stamped "**NO APPROVAL OR PLAT REQUIRED UNDER O.R.C. 711.133, FOR AGRICULTURAL AND PERSONAL RECREATIONAL USE ONLY**" and

signed and dated.

The conveyance shall include a statement "No change in use shall occur unless approved by the HCPC in accordance with applicable subdivision regulations.

Nothing in this Section 204.10 shall be construed as excluding parcels that are exempt under this procedure that are currently being used only for agricultural or personal recreational purposes from the provisions of these regulations for any future division or partitions of those parcels.

When parcels that are exempt from the approval requirements under this Section 204.10, H, are subsequently to be used for other than agricultural or personal recreational purposes, the advisory committee shall first determine that such a parcel complies with the regulations set forth in Section 206.

An exemption under this Section 204.10 shall require a statement, signed by the landowner that certifies that the proposed parcel will only be used for agricultural or personal recreational purposes, and that any subsequent change in use shall require that the advisory committee first determine that the parcel complies with the then current provisions of Section 204.10.

For purposes of Section 204.10, H, the terms "agricultural purposes" and "personal recreational purposes" shall be defined as follows:

1. Agricultural purposes pertain to a parcel or parcels that are devoted exclusively to the following: animal or poultry husbandry, aquaculture, apiculture, the production for use of field crops, tobacco, fruits, vegetables, nursery stock, ornamental trees, sod, or flowers or other similar agricultural use.
2. Personal Recreational Purposes pertain to a parcel or parcels that are devoted exclusively to personal recreational use of a private type and nature that is conducted by the owner(s) of such parcel(s) or the individuals entitled to exclusive use and possession of such parcel(s), without fee or consideration of any kind, excluding commercial or membership recreational type of whether or not for fee or profit.

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**CERTIFICATION FOR EXEMPTION OF PARCELS TO BE USED ONLY FOR
AGRICULTURAL OR PERSONAL RECREATIONAL PURPOSES PURSUANT TO
OHIO REVISED CODE SECTION 711.133**

The undersigned Grantor(s) and Grantee(s) make the following statements for the express purpose of inducing the Huron County Planning Commission (HCPC) to exempt from the approval requirements of Section 204.10 of the Huron County Subdivision Regulations (the "Subdivision Regulations") the following described property (the "Property") and to stamp the conveyance of the Property **"NO APPROVAL OR PLAT REQUIRED UNDER O.R.C. 711.133, FOR AGRICULTURAL AND PERSONAL RECREATIONAL USE ONLY"**:

1. The Grantor(s) and Grantee(s) certify that the Property proposed for exemption is described as follows:

2. The Grantor(s) and Grantee(s) certify that the Property is to and shall be used **ONLY** for agricultural or personal recreational purposes as defined Section 204.10 of the Subdivision Regulations.

3. The Grantor(s) and Grantee(s) acknowledge and understand that if the Property is subsequently changed in use from agricultural or personal recreational purposes, no such change in use shall be made by the Grantor(s) or Grantee(s) or their successors and assigns unless and until the HCPC Advisory Committee first determines that the Property complies with the then current provisions of Section 204.10 of the Subdivision Regulations.

The undersigned Grantor(s) and Grantee(s) have signed this Certification on the date(s) set forth below.

GRANTOR(S):

GRANTEE(S):

(Name)

(Name)

Date: _____

Date: _____

(Name)

(Name)

Date: _____

Date: _____

205 Commercial and Industrial Subdivisions

205.01 Purpose and Intent

205.04 General Procedures

205.02 Comprehensive Land Use Plan Policies

205.05 Submittal Requirements

205.03 Development Guidelines

205.01 Purpose and Intent

It is the purpose and intent of Huron County and these regulations to ensure that commercial and industrial development occurs in a way that meets the planning and economic development goals of the County and which is sensitive to the County's rural character, responsive to environmental constraints, appropriate to available supporting infrastructure, and consistent with the Huron County Comprehensive Land Use Plan. Commercial and industrial subdivisions should be located based upon the development policies of the plan and should minimize their impact on the natural environment, including prime agricultural soils.

205.02 Comprehensive Land Use Plan Policies

The Comprehensive Land Use Plan places a high priority on industrial development, including reuse of existing industrial areas and rehabilitation of existing industrial structures. The plan discourages industrial development in areas lacking adequate infrastructure and access, and where land use conflicts will occur.

A general goal throughout the plan is the clustering of future development to reduce its impact on the rural landscape, thereby conserving greenspace and prime agricultural areas. This goal can be applied to industrial development, which should strive to locate adjacent to existing industrial development and in which buildings should be sensitively placed in the natural environment. This can be accomplished through setbacks that match the immediate building pattern, limiting grading and other changes to topography on a site (or using site characteristics to screen industrial buildings), and using architecture to screen large industrial buildings through the creative use of colors, materials, variations to facades, glass, etc.

In general, non-residential development should be discouraged in Transitional and Conservation areas. Development should be discouraged for areas located outside Growth and Future Expansion areas unless benefits to the community outweigh land use and service considerations, so long as public health is maintained.

Undeveloped commercial or industrial parcels with utility service should be developed as a priority, prior to extending utilities to undeveloped ground. Infill development in downtowns is to be encouraged, especially in underused or vacant structures.

205.03 Development Guidelines

The following development guidelines are intended to provide general direction to the design and development of industrial parks and sites, as well as general commercial development standards. In addition to these policies, other applicable regulations include Section 206, Planning Principles and Design Standards and Section 207, Environmental Planning Standards. Also, stormwater management regulations, erosion and sedimentation controls, and access management policies apply to commercial and industrial development.

A. Development Standards

1. Setbacks

- a. In unzoned townships, along all roads, the building setback shall be per Section 206.03, Table D, of these subdivision regulations. In zoned townships refer to the township zoning regulations.
- b. Building and parking setbacks from property lines should increase as building size increases. A minimum building setback of 35 feet should be provided, with a minimum of 100 feet if adjacent to existing residential property. Parking lots should be set back a minimum of 25 feet from property lines.
- c. Cross easement parking should be encouraged between uses. If cross easement parking is developed between two like uses, then the side yard pavement setback may be eliminated between the two uses. The side yard setback for pavement should still be in effect for all perimeter side yards.
- d. Maximum lot coverage should be 20,000 square feet per acre for buildings or 70 percent lot coverage for impervious surfaces. A minimum of 30 percent of a site should be greenspace containing no buildings, structures, off-street parking or loading or storage areas.

2. Utilities

- a. Contact all appropriate utilities for location for future excavation and planning.
- b. All visible new or relocated utility lines, including: water supply, sanitary sewer service, electricity, telephone, gas, cable, and related connections or feeder lines should be placed underground.
- c. All utility connections (e.g. transformers, meters, etc.) should be kept to the rear or the side of the building.

3. Parking

In addition to meeting the current County Engineering Code requirements, the following guidelines should be followed in the design of parking facilities:

- a. Parking stalls should be laid out in the most efficient manner. Ninety (90) degree layouts are suggested with ten (10) foot by twenty 20 foot stalls and 24 foot aisles.
- b. Handicap parking spaces shall meet current American with Disabilities Act guidelines. Handicap ramp access shall be included in conjunction with these parking spaces.

205.04 General Procedures

The General Procedures for submitting, reviewing, approving, and recording Commercial and Industrial Subdivision shall be the General Procedures found in Section 203.05 of the Major Subdivisions.

205.05 Submittal Requirements

The Submittal Requirements for Commercial and Industrial Subdivision shall be the Submittal Requirements found in Section 203.06 of the Major Subdivisions.

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206 Planning Principles and Design Standards

| | |
|----------------------------------|---|
| 206.01 Purpose and Intent | 206.07 Sewerage Facilities |
| 206.02 General Standards | 206.08 Sidewalks, Pedestrian Access, & Bike Paths |
| 206.03 Lots | 206.09 Utilities |
| 206.04 Roads | 206.10 Public Uses |
| 206.05 Drainage and Storm Sewers | 206.11 Landscaping, Screening and Buffering |
| 206.06 Water Facilities | 206.12 On-Site Lighting |

206.01 Purpose and Intent

The regulations in Chapter 206 control the planning principles and the manner in which streets, lots and other elements of subdivision are arranged on the land. These design controls shall help insure convenient and safe streets, creation of usable lots, provision of space for public utilities, and reservation of land for recreational uses among other development issues. The planning of attractive and functional development shall be promoted, minimizing the undesirable features of unplanned, haphazard growth.

The Huron County Planning Commission has the responsibility for reviewing the design of each future subdivision early in its design development. The Commission shall insure that each proposal meets the intent and requirements of this chapter.

Plat approval may be withheld by the Planning Commission if a proposed subdivision is not in conformance with these planning principles and regulations, and in conformance with the guides and resolutions of cooperating County departments who are providing technical services and whose regulations apply to that proposed subdivision, or the policy and purposes of the Subdivision Regulations.

206.02 General Standards

A. Conformance to Applicable Rules and Regulations

In addition to the requirements established herein, all subdivision plats shall comply with the following laws, rules and regulations:

1. All applicable statutory provisions.
2. All local government zoning ordinances, building and housing codes, and all other applicable laws of the appropriate jurisdiction.
3. The County Comprehensive Land Use Plan and any other official plans or programs, including capital improvements, of the County or any local
4. governments, including all streets and parks shown on those official plans as

adopted.

5. The special requirements of the Subdivision Regulations and any rule of the County Health Department and/or appropriate state agencies, such as the Ohio Environmental Protection Agency.
6. The rules of the Ohio Department of Transportation if the subdivision or any lot contained therein abuts a state highway or connection street.
7. The standards and regulations adopted by the County Engineer, Soil and Water Conservation District, County Health Department, and all other boards, commissions, agencies, and officials of the County and its local governments.
8. State fire code and/or similar health and safety-related regulations.

B. Adequate Public or Private Facilities

The Planning Commission shall not approve an application for a subdivision unless the Commission determines that public/private facilities will be adequate to support and service the area of the proposed subdivision. The applicant shall, at the request of the Planning Commission, submit sufficient information and data regarding the proposed subdivision to demonstrate the expected impact on public/private facilities. Public/private facilities and services to be examined for adequacy shall include: roads, sanitary sewer, water service, storm water management, and fire protection. The following standards shall govern:

1. Proposed public/private improvements shall be consistent with and properly related to the Comprehensive Land Use Plan.
2. All habitable buildings and buildable lots shall be able to be connected to a public/private water system or individual wells.
3. All habitable buildings and buildable lots shall be able to be served by an approved means of wastewater collection and treatment.
4. Drainage improvements shall accommodate potential runoff from the entire upstream drainage area and shall be designed to prevent increases in downstream flooding. Storm water control methods that may be required include retention or detention and/or the construction of off-site drainage improvements to mitigate the impacts of the proposed development.
5. Proposed roads shall provide a safe, convenient and functional system for vehicular, pedestrian, and bicycle circulation, and where necessary for horse drawn vehicles, shall be properly related to the Comprehensive Land Use Plan, and shall be appropriate for the particular traffic characteristics of each proposed development.
6. In general, all public improvements and required easements shall be extended through the parcel on which new development is proposed. The Planning Commission may require the developer/subdivider to extend off-site improvements to reach the subdivision or to oversize required public facilities to serve anticipated future development as a condition of plat approval.

C. Self-Imposed Restrictions

If the owner places restrictions on any land contained in the subdivision greater than those required by the Subdivision Regulations, such restrictions or reference thereto shall be indicated on the Final Plat. The County Planning Commission shall require the restrictive covenants be recorded with the County Recorder and to be approved by the Planning Commission and its legal counsel.

D. Access

Whenever access to the subdivision is required across land located in another local government, the Planning Commission may request assurance from its legal counsel that access is legally established. The Planning Commission may also request assurance from the County Engineer and/or local government engineer that the access road is adequately improved, or that a guarantee has been duly executed and is sufficient in amount to assure the construction of the access road. In general, lot lines should be laid out so as not to cross municipal boundary lines.

E. Monuments and Coordinate Data

Permanent reference monuments shall be placed in the subdivision as required by the current Conveyance Standards of Huron County, Ohio.

F. Suitability of the Land for Development

The Planning Commission may find land unsuitable for a subdivision or development due to any one of the following factors:

1. Flooding.
2. Improper drainage.
3. Seasonal water table limitations.
4. Steep slopes.
5. Poor soil conditions
6. Rock formations.
7. Adverse earth formations or topography.
8. Utility easements.
9. Inadequate water supply.
10. Inadequate transportation facilities.
11. Inadequate police or fire protections.
12. Other features or conditions which will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas.

G. Subdivision Name

The proposed name of the subdivision shall not duplicate or too closely approximate phonetically the name of any other subdivision in the County. The County Planning

Commission shall have final authority to designate the name of the subdivision, which shall be determined at the time of conceptual review approval. Developers are encouraged to use historical and other locally recognized names, words, etc. that provide some locally recognized context.

H. Surety for Public Improvements

Public improvements must be constructed, inspected and ready for acceptance by the County Commissioners before a Final Plat may be submitted to the County Planning Department for processing. If public improvements cannot meet this requirement, then a performance agreement and surety must be approved by the County Commissioners meeting the requirements of the Subdivision Regulations. Such performance agreement and funding source for the surety (ie. Escrow or letter of credit) shall be stipulated in the Development Agreement. No surety will be permitted for a Conservation Area.

I. Development Agreement

The Development Agreement shall be submitted with the Preliminary Plat and Final Plat for Major Subdivisions and Commercial and Industrial Subdivisions. The agreement shall contain the following information and shall be in conformance with these regulations:

1. A summary of all proposed improvements, including but not limited to:
 - a. Water, sanitary sewer, and storm water management facilities.
 - b. Streets, curbs, gutters, sidewalks, bike paths, traffic control improvements, fire hydrants, street lighting, and street trees.
 - c. Landscape buffers, entry features and landscape easements.
 - d. Open space dedications, or fees in lieu of dedication, and conservation easements.
2. The Development Agreement with appropriate surety (bonding) guaranteeing installation of all required public improvements, as required by the County Commissioners.
3. The agreement also requires the applicant to sign an agreement regarding compliance with all applicable environmental protection and management requirements, including but not limited to all plans submitted and approved with the Preliminary Plat.
4. Maintenance bonding requirements shall be met as required and documented in the agreement.

The agreement shall also be secured to guarantee completion of all required public lot improvements including, but not limited to: soil preservation, final grading, lot drainage, lawn-grass seeding, removal of debris and waste, fencing,; and all other lot improvements required by the Planning Commission. The County may enforce the provisions of the agreement where the provisions of this section or any other applicable law, ordinance, or regulation have not been met.

206. 03 Lots

All lots shall front onto a public road, and all lots shall conform to or exceed the requirements of the Subdivision Regulations and any zoning regulations for the township in which they are located, if applicable. The following regulations shall govern the design and layout of lots and lot improvements:

A. Lot Arrangement

The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with health and building regulations and in providing approved driveway access to buildings on the lots from an approved road.

B. Lot Dimensions

Minor Subdivisions and all other lots shall comply with the standards of Table D of this section. However, the lots in a Major Subdivision shall meet the Standards of Table B. Table B (Section 203.04 B) governs in cases of conflict, unless a variance is granted by the Planning Commission.

Building projections, such as front porches, bay windows and roof overhangs, may not protrude into the building setback.

In cases where a subdivision lot is adjacent to lots with buildings in a City or Village, the setback from the right-of-way may be established as the average of the building setbacks of the adjacent lots.

Table D: Minimum Dimensional Requirements for Lots in Unzoned Townships

Does not apply to Large Lot Development.

Lot sizes may need to be increased depending on soil analysis.

| Development Type | Central Water | Central Sewer | Minimum Road Frontage (1) (feet) | Minimum Lot Area (2) (acres) | Min Setback from ROW (3) | |
|------------------------------|---------------|---------------|----------------------------------|------------------------------|--------------------------|----------------------------|
| | | | | | Arterial (feet) | Collector and Local (feet) |
| Single Family | Yes | No | 150 | 1.5 | 50 | 35 |
| | No | Yes | 125 | 1.0 | 50 | 35 |
| | Yes | Yes | 100 | 0.5 | 50 | 35 |
| | No | No | 150 | 1.5 | 50 | 35 |
| Two-Family | Yes | No | 150 | 2.0 | 50 | 35 |
| | No | Yes | 150 | 1.5 | 50 | 35 |
| | Yes | Yes | 125 | 1.0 | 50 | 35 |
| | No | No | 150 | 2.0 | 50 | 35 |
| Three-Family | Yes | No | 150 | 2.5 | 50 | 35 |
| | No | Yes | 170 | 2.0 | 50 | 35 |
| | Yes | Yes | 150 | 1.5 | 50 | 35 |
| | No | No | 150 | 2.5 | 50 | 35 |
| Multi-Family | Yes | No | Note (4) | | | |
| | No | Yes | 200 | 2.5 | 50 | 40 |
| | Yes | Yes | 200 | 2.5 | 50 | 40 |
| | No | No | Note (4) | | | |
| Commercial and Institutional | Yes | No | Note (4) | | | |
| | No | Yes | 200 | 2.5 | 70 | 50 |
| | Yes | Yes | 150 | 1.5 | 70 | 50 |
| | No | No | Note (4) | | | |

| | | | | | | |
|------------|-----|-----|----------|-----|----|----|
| Industrial | Yes | No | Note (4) | | | |
| | No | Yes | 250 | 3.0 | 70 | 70 |
| | Yes | Yes | 250 | 3.0 | 70 | 70 |
| | No | No | Note (4) | | | |

Notes: (1) Minimum road frontage can be reduced to 60 feet for lots fronting on cul-de-sac with central sewer.

(2) Minimum lot area does not include right-of-way, floodplain, and areas of steep slope in excess of 10%.

(3) Minimum setback and side yard may be modified by slope per Table G.

(4) County Health Department standards may require larger lot size based on soils analysis. See County Health Department and Ohio Environmental Protection Agency requirements.

1. **Future Subdivision of Lots**
Where lots are more than double the minimum required area, the Planning Commission may require that those lots be arranged so as to allow further subdivision and the opening of future streets where they would be necessary to serve potential lots, all in compliance with the Subdivision Regulations.
2. **Side Lot Line**
In general, side lot lines shall be at right angles to street lines (or radial to curving street lines) unless a variation from this rule will give a better street or lot plan, such as in a coving design.
3. **Corner Lots**
Dimensions of corner lots shall be large enough to allow for the construction of buildings, observing the minimum front yard setback from both streets.
4. **Building Setback**
The building setback line shall be established from the edge of the right-of-way. It shall be equal to Table D (Section 206.03,B) or Table B (Section 203.04,B) as applicable .
5. **Commercial and Industrial Lots**
Depth and width of lots reserved or laid out for commercial and/or industrial purposes shall be adequate to provide for the off-street parking and loading facilities required for the type of the use and development contemplated.

C. Lot Frontage

A lot must have frontage on an improved public road. The Planning Commission may approve lots that have frontage on an approved private street that has access to a public road. (*See Section 206.04, D*).

D. Building Envelope

The building envelope is defined as the portion of a lot or parcel that contains the principal building and accessory structures, required setbacks, and on-site wastewater system and water well if required.

In laying out a parcel(s) or subdivision, placement of building envelopes should avoid to the extent possible any protected or conserved natural features. This may include: prominent hilltops, ridges or wooded areas; open fields, wetlands and flood plains, hydric soils, slopes in excess of 35 percent, and prime agricultural soils. (*See Chapter 207, Environmental Planning Standards*).

If development must be located on one of these natural features due to greater constraints in all other parts of the site, dwellings should be placed on the far edge of that resource to the extent possible.

E. Lot Orientation

The lot line common to the street right-of-way shall be the front line of the lot. All lots shall face the front line and a similar line across the street. Wherever feasible, lots shall be arranged so that the rear line does not abut the side line of an adjacent lot.

F. Double Frontage Lots and Access to Lots

See Section 206.04, C Access Standards

G. Waterbodies and Watercourses

If tract being subdivided contains a water body, or portion thereof, lot lines shall be drawn as to distribute the entire ownership of the water body among the ownership of adjacent lots or common area. The Planning Commission may approve an alternative plan whereby the ownership of and responsibility for safe maintenance of the water body is so placed that it will not become a County or township responsibility. A watercourse easement as defined in these regulations shall be placed on the plat for all waterbodies and watercourses. No more than 25 percent of the minimum area of a lot may be satisfied by land that is under water. The building envelope and area for on-site wastewater facilities shall not be located under water. Where a watercourse separates the building envelope of a lot from the street by which it has access, provisions shall be made for installation of a culvert or other structure using certified design documents and construction approval provided by a registered civil engineer,

signed and sealed, per the standards of the County Engineering Code.

H. Off-Street Parking

Off-street parking provisions shall be made in all subdivisions as approved by the Planning Commission based on the intensity of use. For single-family residential uses, a minimum of two off-street parking spaces per structure shall be provided. For two-family and multifamily residential uses, a minimum of two off-street parking spaces per dwelling unit shall be provided. For all other uses, a minimum of one off-street parking space shall be provided for every 500 square feet of enclosed building area. Off-street parking spaces shall be provided behind the building line, shall be smoothly graded and covered with a suitable road material to provide a hard surface, and adequately drained and free from dust. Refer to the County Engineering Code for layout and dimensions of off-street parking spaces.

206.04 Roads

A. Purpose and Intent

The arrangement, character, extent, width, grade construction, and location of all roads shall conform to the Huron County Thoroughfare Plan (or the major thoroughfare portions of the County Comprehensive Land Use Plan or an adjacent municipality), or subsequent amendments thereto, and shall be considered in their relation to existing and planned streets, topographical conditions, public convenience and safety, and in their appropriate relations to the proposed uses of the land to be served by such streets. The arrangement of streets shall provide for the continuation of principal streets between adjacent properties when such continuation is necessary for convenient movement of traffic, effective fire protection, for efficient provision of utilities, and /or where such continuation is in accordance with the Comprehensive Land Use Plan. The street pattern shall discourage traffic through the interior of a subdivision. The developer/subdivider shall provide within the boundaries of the subdivision plat, the necessary right-of-way for the widening, continuation or alignment of such streets in conformity with both the thoroughfare portions of the Comprehensive Land Use Plan and the Engineering Code.

B. General Design Standards

In addition to the requirements established herein, the standards for the design and construction of all streets and roads are as detailed in the Engineering Code.

1. Classification

All roads shall be classified as arterial, major collector, minor collector or local. In classifying roads, the County shall consider projected traffic demands after 20 years of development. The following right-of-way and lane widths shall apply:

Table E: Road Right-of-Way and Lane Standards

| Road | Right-of-Way | Lanes | Minimum Pavement Width |
|-----------------|---------------------|--------------|-------------------------------|
| Arterial | 100 feet | 4 | 48 feet |
| Major Collector | 80 feet | 2 | 24 feet |
| Minor Collector | 60 feet | 2 | 20 feet to 24 feet |
| Local | 60 feet | 2 | 20 feet to 24 feet |

2. Level of Service

No development shall be approved if such development, at full occupancy, will result in or increase traffic on an arterial or collector so that the street exceeds its capacity. The applicant may propose and construct approved traffic mitigation measures to provide adequate roadway capacity for the proposed development. The applicant shall refer to the County Engineer's Office to determine if a traffic impact analysis is required. (See Engineering Code)

3. Grading and Improvement Plan

Roads shall be graded, improved and conform to the County standards and specifications. Roads shall be designed according to the County Engineering Code, and construction plans submitted prior to Final Plat approval. The entire existing road frontage shall be graded to a typical section approved by the County Engineer. For township roads including local roads in subdivisions, the County Engineer shall determine the design and specifications. The Trustees of the affected township shall be notified of the availability of plans by the County Engineer's Office for the proposed project and be afforded an opportunity to view such plans and to submit comments to the County Engineer.

4. Arrangement

All streets shall be properly integrated with the existing and proposed system of major thoroughfares and dedicated rights-of-way. All thoroughfares shall be properly related to special traffic generators such as industries, business districts, schools, churches and shopping centers; to population densities; and to the pattern of existing and proposed land uses.

Appropriate street patterns include rectangular gridiron, curvilinear streets, U-shaped or loop streets, and a limited number of cul-de-sacs may be permitted where such use will result in a more desirable layout. Within Conservation

Areas a curvilinear street pattern is preferred.

Proposed street rights-of-way shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other extreme physical conditions, or unless in the opinion of the County Planning Commission such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout or the most advantageous future development of adjacent tract.

5. **Blocks**

The arrangement of blocks shall conform to the street planning criteria set forth herein and in the Engineering Code, and shall be arranged to accommodate lots and building sites of the size and character required as set forth in the Subdivision Regulations, or any applicable zoning resolution, and to provide for the required community facilities.

Irregularly shaped blocks, those intended for cul-de-sacs or loop streets, and those containing interior parks or playgrounds may be approved by the County Planning Commission if properly designed and located and if maintenance of the interior public spaces is covered by a Homeowners Association.

No blocks shall be longer than 1,500 feet and the block width shall accommodate two tiers of lots of appropriate depths. Exceptions to this prescribed block width shall be permitted under special circumstances only where blocks are adjacent to major streets, railroads or waterways or where unusual topography or other exceptional physical circumstances exist. Wherever practicable, blocks along major arterial streets and major collector streets shall not be less than 1,000 feet in length.

Where blocks are over 900 feet in length, a crosswalk easement not less than 10 feet in width at or near the halfway point shall be required by the Planning Commission, if necessary, to provide proper access to schools, recreational areas, shopping centers and other facilities. (*Refer to Section 206.04,B,12 regarding stub streets.*)

6. **Topography**

Roads shall be related appropriately to the topography. It is recommended that local residential roads, within their length, include some curvature wherever possible to avoid monotony and total conformity of lot appearance. It is recommended that streets be laid out to maximize the number of building sites at, or above, the grades of the streets so as to facilitate optimum drainage patterns. Grades of street should conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.

Roadway placement shall avoid natural features. Existing perennial streams, drainageways, ditches, etc., should be preserved by the developer/subdivider. In the layout of roads, every effort shall be taken by the developer/subdivider to preserve existing natural features of the site, particularly those that may enhance the development, such as steep wooded slopes, existing wooded areas, natural marsh wildlife habitat, wooded stream corridors, and areas of archaeological, historical and cultural significance. (*Refer to Chapter 207, Environmental Planning Standards.*)

7. Commercial and Industrial Subdivisions

In commercial and industrial subdivisions, the streets and other access ways shall be planned in connection with the groupings of buildings, location of rail facilities, and the provision of alleys, truck loading and maneuvering areas, and walks and parking areas so as to minimize conflict of movement between the various types of traffic, including pedestrian.

Streets serving business developments and accessory parking areas shall be planned to connect with arterial or collector streets so as not to generate through traffic on local residential streets. The intersections of driveways from parking areas with arterial or collector streets shall be located so as to cause the least interference with traffic movement in the streets, and shall be located not less than 100 feet from the intersection of an arterial or collector street with any other street, and shall be spaced not less than 200 feet from each other unless a more significant spacing is required by the access management policy or in the opinion of the County Engineer's Office. The Planning Commission may require marginal access streets to provide maximum safety and convenience.

In industrial subdivisions, collector streets shall be planned to serve industrial areas exclusively and shall connect with arterial streets so that no industrial traffic will be directed onto any residential streets. The intersections of service streets from parking areas with arterial or collector streets shall not be less than 100 feet from the intersection of the arterial or collector street with any other street unless a more significant spacing is required by the County's access management policy or in the opinion of the County Engineer's Office. Street rights-of-way shall be planned to be extended to the boundaries of any adjoining land planned for industry, except for severe physical conditions or if the Commission finds such extension is not in accordance with the approved plans of the area.

8. Road Names

The Concept Plan shall include proposed names for all streets, which shall be reviewed and approved by the County Planning Commission prior to submittal of the Preliminary Plat. The developer/subdivider shall also consult with the Emergency Management Agency prior to selecting names. Final road names

shall be shown on the Preliminary Plat and Final Plat. The following criteria shall be used in naming streets:

- a. Names shall be sufficiently different in sound and spelling from other road names in the County so as not to cause confusion. Proposed street names should not duplicate existing street names of record in the emergency response district, unless they are extensions.
- b. Where feasible, road names should bear a relationship to the subdivision name.
- c. Streets should be named after natural features in the immediate area (e.g. hills, streams, woods, or native plants or animals) or local historic family names, buildings, or events. Additional sources for names should be local, state, or national historical figures (e.g. Jefferson).
- d. Road names shall be continuous the entire length of the road.
- e. Each new thoroughfare shall be named in the following manner unless the Commission grants permission to do otherwise:

| <u>General Direction</u> | <u>Long and Continuous Over 1,000 Feet Long</u> | <u>Short and Disconnected Under 1,000 feet long</u> |
|--------------------------|---|---|
| North-South | Avenue | Court |
| East-West | Street | Place |
| Diagonal | Road | Way |
| Curving | Drive | Lane or Circle |

9. Road Regulatory Signs

The developer/subdivider shall deposit with the County at the time of Final Plat approval, a fee determined by the County Engineer's Office/Township Trustees for each road sign as required by the County at all road intersections. The County Engineer's Office/Township Trustees shall install all road signs before occupancy of any residence on the streets is approved. Street name signs are to be placed at all intersections within or abutting the subdivision, the type and location of which are to be determined by the County Engineer's Office/Township Trustees.

10. Street Lights

Installation of street lights shall be required at key intersections in Major Subdivisions and at the entrance of subdivisions. Street lights shall meet the design and specification standards established for the appropriate jurisdiction.

11. Reserve Strips

The creation of reserve strips shall not be permitted adjacent to a proposed street in such a manner as to deny access from adjacent property to such

street.

12. Stub Streets and Cul-De-Sacs

Stub streets shall be provided for every 1,500 feet of block length. Stub streets extending to the rear lot lines shall be constructed within a 60-foot right-of-way.

If a street must be a temporary dead-end and the adjacent property is underdeveloped, the rights-of-way shall be extended to the property line. In all cases, temporary dead ends or cul-de-sacs shall conform to the design requirements for a permanent turnaround as specified in the Engineering Code. If the temporary dead-end is not to be used for a period in excess of 18 months and is within 400 feet of an intersection, a T-type turnaround shall be used if so approved by the County Engineer's Office.

Where a road does not extend to the boundary line of the subdivision and its continuation is not required by the County Planning Commission for access to adjoining property, its terminus shall normally not be nearer to such boundary than 50 feet. However, the Commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic or utilities.

A cul-de-sac turnaround shall be provided at the end of all permanent turnarounds in accordance with the standards of the Engineering Code. For greater convenience to traffic, more effective police and fire protection, and efficiency of road maintenance, permanent cul-de-sacs shall be limited to a maximum length of 800 feet or serving 20 dwelling units, whichever is larger; however, in no instance shall a cul-de-sac exceed 1,200 feet in length.

Developers/subdividers shall post a sign meeting the requirements of the County Engineer's Office indicating that each stub street is intended to provide for a through street in the future.

13. Traffic Calming

In all cases developers/subdividers should design local streets within subdivisions to slow traffic to protect public safety. Local streets shall be designed to accommodate a maximum 25 miles per hour speed limit subject to approval by the township.

C. Access Standards

1. Frontage on Approved Road

No subdivisions (major or minor) shall be approved unless the area to be subdivided shall have frontage as required herein on an existing state, county

or township road or a street shown upon a plat recorded in the County Recorder's Office. Major Subdivisions shall have a minimum of 60 feet of road frontage. Such public road, street, or highway must be suitably improved as required under the standards of the Engineering Code.

2. Access Limitations

Where a subdivision borders on or contains an existing arterial or proposed arterial road, the County Planning Commission or Administrative Officer may require that access to such streets be limited by one of the following means:

- a. The subdivision of lots so as to back onto the primary arterial and front onto a parallel local street. No access shall be provided from the primary arterial, and screening shall be provided in a strip along the rear property line of such lots.
- b. A series of U-shaped streets, short loops or cul-de-sacs entered from and designed generally at right angles to such a parallel street, with the rear lines of their terminal lots backing onto the major arterial.
- c. A marginal access or service road (separated from the primary arterial by planting or grass strip and having access thereto at suitable points).

3. Access Points in Major Subdivisions

In all Major Subdivisions designed to accommodate more than 25 dwelling units, there should be at least two exclusive streets existing or created to have access in and out of the subdivision to the existing street system for fire and police protection purposes. Larger subdivisions may be required by the Commission to have a proportionately greater number of such access points to ensure adequate and reasonable police and fire accessibility.

4. Double Frontage Lots

In general, double frontage lots and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arterials or to overcome specific disadvantages of topography or orientation, as determined by the Planning Commission.

D. Alternative Roads

- 1. Common Access Drives shall not be permitted.**
- 2. Access Easements shall not be permitted.**
- 3. Private Roads**

As an alternative to publicly-dedicated roads, private roads may be provided with the approval of the Planning Commission. Such private roads shall be

placed in private right-of-way on the Final Plat. The design of private roads shall be reviewed as a courtesy by the County Engineer's Office, but construction and maintenance shall be the responsibility of the developer/subdivider and future homeowners. Private roads shall meet the same engineering standards as those for public roads. Private roads should be designed to accommodate a 25 miles per hour design speed. The Final Plat shall not be recorded until a professional civil engineer versed in subdivision development has provided documentation approving the installation of the roadway(s) as provided in the reviewed plans.

Pre-existing private roads shall not be accepted by the County as publicly-dedicated roads unless pre-existing roads meet the applicable design and construction standards of the Engineering Code, as approved by the County Engineer's Office.

206.05 Drainage and Storm Sewers

A. General Requirements

The Planning Commission shall not approve of any Preliminary Plat or Final Plat of any subdivision that does not make adequate provisions for storm water runoff and floodwater channels, basins, detention/retention, or other acceptable measures including subdivision perimeter drainage. The storm water drainage system shall be separate and independent of any sanitary sewer system. Storm Sewers and other facilities, where required, shall have dedicated easements, and shall be designed according to the Engineering Code. All storm sewers and other facilities not located within the right-of-way of a dedicated street or road shall be placed on the County's Ditch Maintenance Program. It will be the responsibility of the developer to contact the Soil and Water Conservation District for procedures regarding the placing of drainage facilities on the Maintenance program.

All single lot minor subdivisions shall provide for a good and suitable outlet in which to discharge storm water drainage. It is a requirement of these regulations that this outlet shall be approved by the Huron Soil and Water Conservation District. All multiple lot minor subdivisions shall install or have in place an adequately sized common collector drain for storm water discharge designed and approved by a professional engineer, per specifications contained within the Huron County Engineering Code. The collector drain shall be approved by the Huron County Engineer and the Soil and Water Conservation District and shall be placed on the Ditch Maintenance Program. The Administrative Officer shall not approve a minor subdivision that does not effectively address storm water management and drainage per these regulations.

B. Nature of Storm Water Facilities

1. Location

The developer/subdivider shall be required by the Planning Commission to

carry away by pipe or open ditch any spring or surface water that may exist either previously to or as a result of the subdivision. Such drainage facilities shall be located in the road right-of-way where feasible or in perpetual unobstructed easements of appropriate width and shall be constructed in accordance with construction standards and specifications of the County Engineer's Office and Soil and Water Conservation District.

2. Accessibility to Public Storm Sewers

Where a public storm sewer is accessible, the developer/subdivider shall install storm sewer facilities. If no outlets are within a reasonable distance, adequate provision shall be made for the disposal of storm water subject to the specifications of the County Engineer's Office. However, in subdivisions containing lots less than 15,000 square feet in area and in commercial and industrial subdivisions, underground storm sewer systems shall be constructed throughout the subdivisions and be connected to an approved outfall. Inspection and approval of facilities shall be made by the County Engineer's Office and Soil and Water Conservation District.

If a connection to a public storm sewer will be provided eventually, as determined by the County Engineer's Office and the Planning Commission, the developer/subdivider shall make arrangements for future storm water disposal by a public utility system prior to approval of the Final Plat. Provision for such connection shall be incorporated by inclusion in the Development Agreement required for the Final Plat.

3. Accommodation of Upstream Drainage Area

Culverts or other drainage facilities shall be large and stable enough to accommodate potential runoff from the entire upstream drainage area, whether inside or outside the subdivision. The developer's/subdivider's professional engineer shall determine the necessary size of the facility, based on the provisions of the construction standards and specifications as approved by the County Engineer's Office and Soil and Water Conservation District.

4. Effect on Downstream Drainage Areas

All subdivisions shall drain their surface water runoff to a good and sufficient drainage watercourse or facility. The developer's/subdivider's professional engineer shall study the effect of each subdivision on existing downstream drainage facilities outside the area of the subdivision. Surface water runoff from a development shall be drained through a retention or detention basin and then to a good and sufficient outlet. The basin shall be designed by the developer's engineer and shall cause the post-development peak runoff to be no greater than that of the pre-development peak runoff. The basin and an adequate outlet as determined by the Soil and Water Conservation District and County Engineer shall be placed on the maintenance program. (*See*

section 206.05, A). The County Engineer and Soil and Water Conservation District shall approve the location of the outlet. The outlet may be a ditch, stream, storm sewer or approved detention or retention basin, which has sufficient capacity to accommodate the runoff in a reasonable manner. Existing buried drainage tile systems may only be used as an outlet if the capacity of the tile system can adequately accommodate upstream drainage. The developer's engineer shall submit hydraulic calculations verifying the capacity of the system for approval by the Soil and Water Conservation District and County Engineer, with maintenance provisions provided and with the approval of the downstream property owner(s). (*See Section 206.05, C.*)

5. Areas of Poor Drainage

Whenever a subdivision is proposed for an area that is subject to flooding, but located outside the 100-year flood plain as mapped by the National Flood Insurance Program (NFIP), the Planning Commission may approve such subdivisions provided that the developer/subdivider adequately addresses poor drainage concerns. The Planning Commission and/or County Health Department may deny subdivision approval for areas of extremely poor drainage, including proposed subdivisions that are dominated by hydric soils. (*See Section 207, Environmental Planning Standards.*)

C. Buried Drainage Systems

All existing farm field tile systems or other drainage systems shall be mapped to the extent practical and reflected in all submissions required by these regulations. Provisions should be made to maintain, reroute or restore existing buried drainage systems, such as agriculture field tiles in subdivisions. Whenever possible perimeter drains and swales of proper size shall be installed along the exterior of the subdivision to pickup and reroute existing surface and subsurface drainage. If the perimeter tile is intended to be used as an outlet for footer and other drains, a tee with a capped standpipe to the surface shall be provided and installed for each lot. The Soil and Water Conservation District will review all submissions and inspect and approve all restorative work.

D. Dedication of Drainage Easements

1. General Requirements

When a subdivision is traversed by a watercourse, drainageway, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such watercourse, and of such width as will be adequate for the purpose. Wherever possible, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow. The Soil and Water Conservation District shall be consulted by the developer/subdivider relative to appropriate landscaped plantings.

2. Drainage Easements

Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road rights-of-way, perpetual unobstructed easements at least 30 feet in width for drainage facilities shall be provided across property outside the road lines and with satisfactory access to the road. Easements shall be indicated on the Preliminary Plat and Final Plat. Drainage easements shall extend from the road to a natural watercourse or to other drainage facilities.

When a proposed drainage system will carry water across private land outside the subdivision in new, engineered watercourses, appropriate drainage easements shall be secured from the affected property owners. (*See Section 206.05, B, 4.*)

The developer/subdivider shall dedicate, either in fee or by a drainage or conservation easement, area on both sides of existing watercourses to a minimum distance of 25 feet or greater as measured from the centerline of the subject watercourse, to the satisfaction of the Planning Commission and the Soil and Water Conservation District. **All easements must be recorded in the Huron County Recorder's Office.**

E. Roadside Drainage

The provision of roadside drainage shall be accommodated through storm water facilities meeting the requirements of the appropriate authority.

206.06 Water Facilities

A. General Requirements

When a public water main is not accessible, the developer/subdivider may take necessary action to extend or create a public water-supply for the purpose of providing a water-supply system capable of providing for domestic water use (and fire protection if required by local fire department) by the County Health Department and/or OEPA. When a public water main is accessible, the developer/subdivider shall install adequate water facilities (including fire hydrants).

The location of all fire hydrants, all water supply improvements and the boundary lines or proposed districts, indicating all improvements proposed to be served, shall be shown on the Preliminary Plat and the Final Plat. The cost of installing shall be borne by the developer/subdivider and included in the Development Agreement and security to be furnished by the developer/subdivider.

If the Planning Commission requires that a connection to a public water main be eventually provided as a condition to approval of an individual well, the

developer/subdivider shall install, cap, and mark the distribution system in anticipation of the connection.

B. Private Water Systems

The Planning Commission may approve private water systems provided in a manner so that an adequate supply of potable water will be available to every lot in the subdivision. Such approval shall require a permit to install by the County Health Department and evidence that a public water system is not available.

C. Fire Hydrants

Fire Hydrants shall be required for all subdivisions on public water systems, if possible. Fire hydrants shall be located within the road right-of-way no more than 1,000 feet apart and within 500 feet of any structure and shall be approved by the appropriate local fire department. To eliminate future street surface openings, all underground utilities for fire hydrants, together with the fire hydrants themselves and all other supply improvements shall be installed before any final paving of a street shown on the Final Plat. Where public water systems are not available, the Planning Commission will require dry or draughting hydrants unless the local fire department requests in writing a preference that the site not be equipped with such facilities. For subdivisions on public water systems not required to provide fire hydrants, one or more fire ponds (retention ponds) with dry hydrant may be required by the Planning Commission. *(Refer to the local fire department and Soil and Water Conservation District for specifications.)*

206.07 Sewerage Facilities

A. General Requirements

The developer/subdivider shall install sanitary sewer facilities in a manner prescribed by the construction standards and specifications, as required by the OEPA. (All plans shall be designed and approved in accordance with the rules, regulations, and standards of the Ohio Environmental Protection Agency (OEPA), as applicable for Major Subdivisions.) Necessary action shall be taken by the developer/subdivider to extend or create a sanitary sewer district for the purpose of providing sewerage facilities to the subdivision when no district exists for the land to be subdivided, provided the creation of such district, and its service area is in concurrence with the Comprehensive Land Use Plan. However, in general, sanitary sewer systems are not to be extended into or otherwise provided for in areas designated as Conservation Areas in the Comprehensive Land Use Plan.

B. Suburban Density Residential Development

Sanitary sewer facilities for major subdivisions with lot areas less than one acre shall

connect with public sanitary sewerage systems. Sewers shall be installed to serve each lot and to grades and sizes required by approving authorities. No individual disposal system or treatment plants (private and group disposal systems) shall be permitted. Sanitary sewerage facilities, including the installation of laterals in the right-of-way, shall be subject to the specifications, rules, regulations and guidelines of the Ohio Environmental Protection Agency as applicable.

C. Rural Density Residential Development

Sanitary sewer facilities for subdivisions with lot areas one acre or greater in size shall be constructed as follows:

1. When a public sanitary sewerage system is reasonably accessible, the developer/subdivider shall connect with it and provide sewers accessible to each lot in the subdivision.
2. When sanitary sewer systems are not reasonably accessible, the applicant may install individual disposal systems or central sewerage systems meeting the specifications, rules, regulations and guidelines of the County Health Department and Ohio Environmental Protection Agency, as applicable.

D. Mandatory Connection to Public Sewer System

If a public sanitary sewer is accessible and a sanitary sewer is placed in a street or alley abutting upon property, the owner of the property shall be required to connect to the sewer for the purpose of disposing of waste, and it shall be unlawful for any such owner or occupant to maintain upon any such property an individual sewage disposal system.

E. Individual Disposal System Requirements

If public sewer facilities are not available and individual disposal systems are proposed, minimum lot areas shall conform to the requirements of the ~~County Health Department or Ohio Environmental Protection Agency, as applicable.~~

206.08 Sidewalks, Pedestrian Access and Bike Paths

A pedestrian circulation system should be designed to assure that pedestrians can walk safely and easily on a site, between properties and activities or special features within the neighborhood open space system. Sidewalks should connect with off-road trails, which in turn should link with potential open space on adjoining undeveloped parcels, or with existing open space on adjoining developed parcels, where applicable.

A. Sidewalks

Sidewalks shall be required on both sides of the street in all residential subdivisions

where the average lot width is less than 150 feet. No sidewalk is required where the average lot width is 150 feet or greater.

Public sidewalks shall be required for all commercial lots. Public sidewalks may be required for industrial lots where there are pedestrian linkages between buildings, subject to the approval of the County Planning Commission.

Sidewalks shall meet the design and construction standards of the County Engineering Code.

When required by the Planning Commission, the sidewalks shall be included within the dedicated right-of-way of public roads or located parallel to private roads. All sidewalks shall be at least four feet in width.

All sidewalks should be separated from roads, whether public or private, no closer than shown on the typical section for the subdivision. At a minimum this should be a two-foot wide median strip of grassed or landscaped area.

Concrete curb or concrete curb and gutter are required for new construction in major subdivisions.

B. Pedestrian Access

In order to facilitate pedestrian access from roads to schools, parks, playgrounds or other nearby roads, the Planning Commission may require perpetual unobstructed easements at least 10 feet in width. Easements shall be indicated on the Preliminary Plat and Final Plat.

C. Bike Paths

In order to facilitate bicycle access from roads to school, parks, playgrounds or other nearby roads, the Planning Commission may require perpetual unobstructed easements at least 10 feet in width. Easements shall be indicated on the Preliminary Plat and Final Plat. If required to be constructed by the Commission, bike paths shall be six feet in width and constructed per specifications of the County Engineering Code.

206.09 Utilities

A. Location for Major Subdivisions

All utility facilities, including but not limited to natural gas, electric power, telephone, and cable television shall be encased underground throughout major subdivisions. Plans are required to be submitted to the County Engineer's Office. Whenever existing utility facilities are located above ground, except when existing on public roads and rights-of-way, they shall be removed and placed underground. All utility

facilities existing and proposed throughout the subdivision shall be shown on the Preliminary Plat and Final Plat. Underground service connections to the street property line of each platted lot shall be installed at the developer's/subdivider's expense. At the discretion of the Planning Commission, the requirement of service connections to each lot may be waived in the case of adjoining lots to be retained in single ownership and intended to be developed for the same primary use. Utility construction plans will be submitted as part of the subdivision engineering plan review process, including information on proposed road bores and the size and material of conduit to be employed.

B. Easements

Easements for utilities shall be provided centered on rear lot lines, side lot lines or outside a road right-of-way. Utility easements shall be established in cooperation with the applicable utility and the County. Coordination shall be established between the developer/subdivider and the applicable utility companies and County for the establishment of utility easements in adjoining properties.

When topographical or other conditions are such as to make impractical the inclusion of utilities within the rear lot lines, perpetual unobstructed easements at least 10 feet in width shall be provided along side lot lines with satisfactory access to the road or rear lot lines.

Easements shall be indicated on the Preliminary Plat and Final Plat.

C. Installation

All utilities, except for house connections, shall be installed prior to submittal of the Final Plat unless otherwise approved by the Planning Commission.

D. Screening

Utility transformers and other ground-mounted utility structures should be painted in an earth tone or dark green color, or screened from view.

206.10 Public Uses

A. Public Facilities

When land in a Major Subdivision has been identified as the site for a school or other public facility in the County Comprehensive Land Use Plan or another duly adopted comprehensive, land use, parks or facility master plan, the County may require that the land be reserved in the Final Plat. A reservation shall be required only when the public body charged with the responsibility for the designated public use makes a written request to the County Planning Commission for reservation of the land.

B. Parks and Recreation Facilities

The purpose of these requirements are to protect the public health, safety and welfare by providing for the park and recreational needs of new residents, equitable apportioning the costs of providing sites for parks and recreational facilities and ensuring new residential developments do not adversely impact existing park and recreational facilities.

1. Dedication Requirement

The requirements of this section shall apply to all Major Subdivisions. Land dedications shall be dedicated to the County Commissioners, Township Trustees, parks district or a Homeowners Association, as approved by the Planning Commission. Land obtained under these requirements shall only be used for parks, playgrounds, play fields, gymnasiums, swimming pools, indoor recreation centers or other public recreational purposes.

2. Design Considerations

Only land which is suitable to achieve the purpose of this section can be used to meet these requirements. Suitability is defined by the following criteria, which shall be used by the Planning Commission in assessing whether the proposed dedication is acceptable and appropriate:

- a. The dedication should be consolidated into a single lot, centrally located in the subdivision and shall front onto a road (public or private) in the subdivision for a distance of at least 100 feet.
- b. Storm water management facilities shall not be counted towards the land dedication acreage, but may be located in the open space reserve with approval of the Planning Commission.
- c. Slopes on the proposed dedication shall not exceed 10 percent and no more than 20 percent of the dedication shall be comprised of woodlands or wetlands.
- d. Active recreational areas such as playfields, recreation equipment, etc., that are provided as part of a subdivision should be situated in suitable locations offering convenient access by residents, and adequately screened from nearby lots.

Land dedications shall meet the minimum standards regarding property boundary markers and other requirements as set forth in the Development Agreement as a condition of the release of the developer's performance bond. Land dedications shall be shown as a reserve on the Preliminary Plat and Final Plat clearly indicating that the dedications adversely affected by the developer's operation, such as by clearing, grading, drainage or construction

activities, shall be restored by the developer to a reasonable condition to the satisfaction of the Ohio EPA and the Soil and Water Conservation District. If cleared, the land dedications shall be fine graded, seeded, and mulched prior to release of bond.

3. Fee-In-Lieu of Dedication

As an alternative to dedicating land under this section, and only by the approval of the Planning Commission, the developer can pay a fee-in-lieu of the dedication. The Commission in its decision shall use the following criteria:

- a. A useable parcel of land does not exist in the subject subdivision.
- b. The fee can be used to acquire land for a neighborhood or community park located within one mile of the subject subdivision.
- c. The appropriate parks district, if existent, recommends the payment of a fee-in-lieu of land dedication. A fee paid-in-lieu of a land dedication shall be deposited with the County. These fees shall be paid to the County prior to submitting for signature the Final Plat for the first phase of the subdivision.

The fee shall be based upon the per acre value of the subject site as determined by a current appraisal conducted on behalf of the owner. The Planning Commission has last right of refusal to accept the appraisal.

4. Prohibition

No Final Plat shall be signed by the County and recorded by the developer unless and until a deed for conveyance of a park reserve has been reviewed and approved by the County Prosecutor's Office or in the case of a fee-in-lieu of dedication, payment of the fee has been fully made.

206.11 Landscaping, Screening and Buffering

The purposes for landscaping, screening and buffering are to enhance the physical appearance of County development, to buffer incompatible developments and land uses, to buffer agricultural operations from adjacent incompatible development, and to improve the environmental performance of new development by reducing or mitigating the impacts resulting from storm water runoff, air pollution, glare and noise.

A. Major Subdivisions Adjacent to Farms

Proposed Major Subdivisions adjacent to farms, excluding tree farms and nurseries,

shall provide for one of the following buffers:

1. Except where drainage easements are required, a 20-foot wide buffer strip shall be placed in a reserve on the Preliminary Plat and Final Plat, and dedicated to each individual lot. The buffer strip shall be planted by the developer/subdivider with a double row of six-foot evergreen shrubs planted in a staggered arrangement 15-foot on center and maintained by the individual lot owners. No planting closer than 10 foot to property lines. Detail on plat shall include species, planting location, and planting instructions.
2. A 150-foot building setback shall be shown on the Preliminary Plat and Final Plat prohibiting the placement of a residential structure no closer than 150 feet to the working farm. No planting closer than 10 foot to property lines.

B. Landscaping Common Areas

Common areas such as community greens and both sides of new streets should be landscaped with native species shade trees, flowering shrubs and perennials with high wildlife conservation value, unless a more appropriate landscaping approach is a formal street tree planting, and which shall require minimal maintenance.

All such landscaping areas should be placed in a landscape easement if they are located outside a dedicated right-of-way and/or dedicated as reserves to a Homeowners Association.

C. Off-Street Parking Lots and Loading Docks

For commercial, industrial and multi-family development, off-street parking lots shall be screened from a public right-of-way or adjacent residential structure or use by a continuous three-foot-high evergreen hedge. Also, a continuous six-foot-high privacy fence or brick wall shall screen loading docks when adjacent to a residential structure or use.

D. Trash Receptacles

Trash receptacles shall be screened on all sides by a six-foot privacy fence with a six-foot gate. A detail depicting a typical trash receptacle and the six foot privacy fence with a six foot gate shall be submitted with the Landscape and Street Tree Plan of the Preliminary Plat and Final Plat and shall be considered part of the submittal for review and approval by the Planning Commission.

E. Commercial and Industrial Perimeter Treatment

For commercial and industrial subdivisions, a minimum greenbelt of 15 feet shall be maintained along all internal property lines except along side property lines when

similar uses are adjacent and cross easement parking is provided. All existing trees in healthy condition shall be preserved within the 15-foot side yard.

F. Street Frontage Trees (Shall be included in Homeowner's Association Documents)

Developers/subdividers of Major Subdivisions may be required to plant street frontage trees. Street frontage trees provide shade along roads, enhance the natural beauty of the landscape and support property values. Developers/subdividers of Major Subdivisions shall plant street frontage trees as required herein. For every 50 feet of lot frontage, one large tree shall be planted by the developer/subdivider. The minimum caliper of the tree at planting shall be 1.5 inches. The appropriate time for planting trees is from March 1 to May 31 and from September 1 to December 1. Developers are required to maintain trees until lots are sold.

Such trees shall be placed outside, but within 15 feet of the right-of-way of a public road or within 20 feet of the edge of pavement of a private road. Trees shall be dedicated to the property owner of the lot upon which such tree is located. Trees shall be planted according to a Landscape and Street Tree Plan that is submitted as required herein. Street frontage trees shall not be planted closer than 20 feet to a residential driveway, 10 feet to a fire hydrant, 20 feet to a street light, 25 feet to an overhead utility pole or overhead line and 10 feet to an underground line or utility. Trees shall not be planted within utility and other easements. During construction, orange snow fencing shall be placed in a circle around each street tree a distance of eight feet from the trunk.

Final Plats shall include language stating the following:

Persons owning property on which a street frontage tree is located as required by the Subdivision Regulations shall have the duty to prune or cause to be pruned such trees in such a manner that the trees will not obstruct or shade street lights, obstruct the passage of pedestrians on sidewalks, obstruct vision of traffic signs, obstruct view of any street intersection or generally obstruct vehicular traffic.

The following trees are prohibited as street frontage plantings:

1. Acer negundo (Box Elder)
2. Acer Saccharinum (Silver Maple)
3. Aesculus hippocastanum species (Horsechestnut)
4. Ailanthus attissima (Tree of Heaven)
5. Catalpa speciosa (Northern Catalpa)
6. Ginkgo bilboa (Ginko-female)
7. Maclura pomifera (Osage-orange)
8. Morus species (Mulberry)
9. Populus species (Popular)
10. Pyrus calleryana "Bradford" (Bradford Pear)
11. Robinia pseudoacacia (Black Locust)
12. Salix species (Willow)

13. Ulmus americana "Moline" (Moline American Elm)
14. Ulmus pumila (Siberian Elm)
15. Any undesirable trees as deemed by Planning Commission.

Proposed street frontage trees as required shall be shown on the Landscape and Street Tree Plan of the Preliminary Plat and Final Plat. The tree lawn and spacing shall meet the requirements of the County Planning Department. A design detail shall also be shown on the Preliminary Plat and Final Plat indicating the landscape design for the street frontage tree lawn, including species, planting location and planting instructions.

G. Maintenance

The owner, tenant and their respective agents, if any, shall jointly and severally be responsible for the maintenance of the required landscaping. All required plantings shall be maintained in good condition and, whenever necessary, repaired or replaced by owner, tenant and their respective agents, if any.

206.12 On-Site Lighting

For commercial and industrial subdivisions, on-site lighting shall not trespass beyond property lines and shall be so designed as to eliminate light pollution occurring off-site. Lighting shall be classified into the following three types, all of which should be incorporated into commercial and industrial sites: pedestrian lighting, private parking lighting, and public street lighting.

On-site lighting shall be governed by the following standards. Preliminary Plats and Final Plats shall include documentation in response to these requirements, which will be reviewed and approved by the Planning Commission.

- A. Lighting shall not exceed the following pole mounting heights: pedestrian lights shall not exceed 16 feet; private parking lights shall not exceed 28 feet; and if required, public street lights shall be as specified by the appropriate township zoning.
- B. All other external light fixtures including pole or wall mounted, and parking lot lighting shall be cut-off type fixtures of similar type and style. The initial development parcel shall dictate the standard for the remaining development parcels.
- C. All light fixtures chosen shall minimize glare and light trespass onto adjacent properties.
- D. Accent lighting buildings or landscaping shall be permitted from concealing cut-off type fixtures.
- E. Fixtures should be located outside the right-of-way, unless the posts supporting them are of a breakaway design.

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207 Environmental Planning Standards

| | |
|---|--------------------------------|
| 207.01 Purpose and Intent | 207.08 Hydric Soils |
| 207.02 Comprehensive Land Use Plan Policies | 207.09 Prime Agricultural Land |
| 207.03 Planning Considerations | 207.10 Riparian Corridors |
| 207.04 Aquifers & Aquifer Recharge Areas | 207.11 Steep Slopes |
| 207.05 Flood Plains | 207.12 Wetlands |
| 207.06 Forests | |
| 207.07 Historical, Archaeological, and Cultural Resources | |

207.01 Purpose and Intent

Existing natural features and amenities that would add value to the development or to the community as a whole, or which are nonrenewable and critical to the County's economy and quality of life, should be preserved, conserved, and/or protected in the design of a subdivision (major, minor and commercial/industrial). Subdivisions should also reflect the uniqueness of the site, responding to its topography, soils, woodlands, wetlands, streams and creeks, flood plain, species habitats, aquifers and archaeological, cultural and historical resources.

All efforts should be taken with respect to the requirements of this section to ensure that natural resources are sufficiently protected and preserved. Trees or other substantial vegetation should not be removed from any subdivision nor any change of the grade of the land affected until approval of a Preliminary Plat for a Major Subdivision (residential, commercial, or industrial) or the approval of a Minor Subdivision has been granted.

In designing a subdivision (major or minor) the developer/subdivider shall comply with the requirements of this section of the Huron County Subdivision Regulations. In designing a site to accommodate development, it is strongly recommended that building envelopes be placed on a parcel in locations that minimize impact to natural features.

In considering an application submitted under the Subdivision Regulations, the County Engineer's Office, Soil and Water Conservation District, County Planning Commission, and County Commissioners should follow the standards of this section.

Developers/subdividers shall work with the Planning Department, Huron Soil & Water Conservation District, U. S. Natural Resource Conservation Service (NRCS) and the Ohio Department of Natural Resources (ODNR), to comply with the environmental guidelines of this section.

207.02 Comprehensive Land Use Plan Policies

The following are recommendations from the Huron County Comprehensive Land Use Plan relative to the natural environment and have been adopted by the County Commissioners:

- A. Preparing guidelines that provide for development while protecting natural resources and promoting guidelines to all units of local government.
- B. Utilizing geographic information systems, as available, to evaluate development proposals at the County and local level.
- C. Discouraging development within woodlands and prohibiting development in wetlands, and encouraging the use of open space subdivisions to minimize impact on these resources.
- D. Encouraging land preservation through fee-simple or conservation easement acquisition or donation.
- E. Discourage straightening of natural streams unless substantial property damage from erosion or potential flooding outweighs environmental concerns.
- F. Encouraging wide wooded and vegetative buffers along all streams and tributaries following guidelines of the U.S. Natural Resource Conservation Service.
- G. Prohibit development in the 100-year flood plain.
- H. Discouraging inappropriate development over or adjacent to groundwater recharge areas and aquifers.
- I. Discouraging development of prime agricultural soils, timber production areas and sand and gravel locations.

See Huron County Comprehensive Land Use Plan, Chapter 6, Natural Resources, Section 5 for additional recommendations.

207.03 Planning Considerations

The following considerations are provided as a general guidance to planning a Major Subdivision:

A. Preserving Resources in a Development

In the design of open space systems in a subdivision, a decision must be made early in the process as to which natural resources should be preserved. Any site may contain a combination of mature woodlands, wetlands, prime agricultural soils and floodplain among others.

Selecting the priority resources to be preserved will identify those portions of a site that are therefore set aside for development. The decision should be based upon the quality of natural resources on site, preservation efforts on adjacent parcels and in the general vicinity, and the unique characteristics of the site that affect its developability (e.g. topography, soil suitability for leach fields, etc.)

In many cases development of a site may be clustered into one or more subareas, with the open space flowing throughout the balance of the development. The residential portions of the site should be linked with the open space set asides to provide residents access through pedestrian paths or trails. The open space set aside can also be intended to create a transition or buffer between the residential portions of the development and adjacent working farms.

In general, building lots should not be placed in natural resource areas. As required elsewhere by the Subdivision Regulations, certain resources are to be protected and placed in permanent open space reserves. If building lots are placed in a resource area, the building envelope should be located to minimize its impact and the balance of the lot located in the resource area could be placed in no-build reserve on the Final Plat.

B. Designing Open Space Systems

Open space reserves should be designed to preserve and maintain mature woodlands, fields, pastures, meadows and orchards, stream corridors, etc., and should create sufficient buffer areas to minimize conflicts between residential areas and conflicting uses, including working farms.

Open space areas should be continuous and not designed in unconnected fragments. Open space within a neighborhood should build upon existing natural areas, such as streams and/or ravines. Active recreation areas such as parks and playfields with recreation equipment, should be connected to the area. Components should not be linear or narrow unless protecting a linear feature such as a stream corridor, hedgerow or tree line. Consideration should also be given to providing for interconnected wildlife corridors.

Pedestrian connections should be provided so residents have other options than using the road network. The open space should also abut existing or potential open space land on adjacent parcels.

C. Greenway Guidelines

Greenways are natural corridors or buffers. They can consist of a natural area and pedestrian trails. Greenways are typically found along major streams and their tributaries, as a recreational path and as a wildlife corridor. Greenways should be integrated into the design of all subdivisions if possible.

Greenway buffers can serve a valuable role in filtering stormwater runoff adjacent to stream and creek systems. These buffers function as a trap for pollutants and excessive nutrients dissolved or suspended in storm runoff. Slowing runoff velocity allows stormwater to be absorbed into the soil and to be taken up by vegetation.

Defining the appropriate buffer width is based upon soil permeability, slope,

vegetation in the buffer and the amount and type of pollutants likely to be found in the runoff. At a minimum such buffers should be 50 feet in width.

The following general guidelines are provided relative to greenway widths, which are determined based upon the type of greenway proposed:

1. Pedestrian Path or Trail - A minimum of 20 feet in width, with a path of five to ten feet in width consisting of asphalt, gravel or mulched surface.
2. Buffer along Stream or Creek - A minimum of 50 feet in width; consult with Huron Soil & Water Conservation District.
3. Wildlife Corridor - Up to 300 feet or more in width.

A pedestrian path or trail should be used to provide recreational opportunities and should connect neighborhoods with open space features such as a park, pond or a stream corridor. Such paths or trails should meander through the open space reserves and should have sufficient points of interest along the paths or at the end points.

Greenway corridors established in a subdivision for the purpose of wildlife habitat should range in width up to 300 feet or more. The recommended width should be based upon consultation with the Huron Soil & Water Conservation District and naturalists from the Ohio Department of Natural Resources, Division of Wildlife. Such buffers may be located along a stream or creek system, or adjacent to a wetland, pond or lake.

D. Reserves

Two platting options are available for permanently designating and preserving open space features. A reserve can be placed on the plat to permanently set aside open space features for common use by subdivision residents and/or the general public. Reserves should be dedicated to a Homeowners Association, public entity or non-profit land trust or other conservation organization. A conservation easement should also be dedicated for reserves. Reserves are a strong legal tool for protecting open space features.

As an alternative when open space features and natural resources are located on individual subdivision lots, a no-build reserve can be designated on the plat. A no-build reserve would, in general, preclude the placement of buildings and other structures in the designated area unless otherwise stated. No-build reserves also should include language that the protected natural resource should not be disturbed by the property owner.

207.04 Aquifers and Aquifer Recharge Areas

A. Intent

Aquifers are important geologic features that serve as a source of potable water. Aquifer recharge areas are geologic features that encourage the replenishment of aquifers by surface water. Aquifers and aquifer recharge areas should be protected from adverse impacts by development to ensure water resources are conserved for use by current and future residents and businesses. Developers/subdividers should work with the Huron Soil & Water Conservation District in addressing these issues.

B. Protection Measures

The following protection measures should be taken:

1. Any development should take into account the type of groundwater resource over which it is to be built.
2. The Huron County Health Department and Ohio Department of Natural Resources Division of Water should be consulted by the developer during the Preliminary Plat phase of development.
3. Aquifers and aquifer recharge areas should be placed in permanent platted no-build reserves and/or protected through deed restrictions and conservation easements.

207.05 Flood Plains

Refer to the Flood Plain Regulations adopted per Title 6, Flood Plain Management and Huron County Commissioners Resolution 07-426, effective January 11, 2008.

207.06 Forests

A. Intent

Land to be subdivided or developed should be designed and improved to minimize impact on existing forest resources, including hedgerows and treelines. Improvements shall conform to existing topography in order to minimize clearing or alternation of existing plant communities, especially woodlands and other forest resources, and to minimize associated stormwater runoff and soil erosion impacts that would damage woodlands.

Developers/subdividers and builders should place structures and improvements as far removed from existing vegetation as possible. Baseline data of existing forest resources should be based upon Huron County aerial photographs, which may be field verified by the Huron Soil & Water Conservation District.

Lots should be laid out with consideration of existing hedgerows and tree lines between fields or meadow to ensure their ongoing protection and preservation. Hedgerows and tree lines should be designated "no build" zones on plats if not placed in an open space reserve or conservation easement.

Major subdivisions should minimize impacts on large woodlands (those greater than five acres), especially those containing many mature trees or a significant wildlife habitat. Also, woodlands of any size on highly erodible soils with slopes greater than 10 percent should be avoided. Building lots should be located outside these areas or "no build" zones should be designated on the plat within individual lots, to protect the woodlands.

Woodlands in poor condition with limited forest management potential or value can provide suitable locations for residential development. When any woodland is developed, great care should be taken to locate all areas to be disturbed or impacted by buildings, roads, yard septic disposal fields, etc., in areas where there are no trees or obvious wildlife areas, to the fullest extent practicable.

B. Protection Measures

The following protection measures should be taken:

1. Site Planning

- a. All efforts should be taken by the developer/subdivider to place lots, buildings, structures, utilities and other improvements as far removed from forest resources as feasible.
- b. Topographical changes to site should be minimal and should not substantially alter existing storm water runoff patterns.
- c. Utilities should be designed not to intrude into forest areas designated or intended for preservation. To the extent possible, utilities should be placed in street rights-of-way.

2. Building Placement

- a. Developers and builders proposing the placement of buildings and structures on wooded sites should ensure that a ten-foot zone as measured from the building's foundation be designated as an area in which no trees will be preserved.
- b. Impervious surfaces should not be located adjacent to forest preservation areas.

3. Construction Practices

- a. Trees intended to be preserved on a site should be protected during all

construction activities by placement of temporary protective fencing at the boundary of the tree drip zone, and the placement of signs indicating such along the protective fencing.

- b. No construction activity, storage of building materials and equipment, or other surface disturbances should occur within the drip zone of a tree designated for preservation.

207.07 Historical, Archaeological and Cultural Resources

A. Intent

Land to be subdivided or developed should be designed and improved to minimize its impact on historical, archaeological and cultural resources. Developers and builders should place structures and improvements as far removed as possible from existing historical, archaeological and/or cultural resources. They should coordinate with the Ohio Historic Preservation Office (OHPO) in identifying, cataloging and preserving such resources. Location of these resources should be based upon the Ohio Historic Inventory and records of OHPO, local inventories, surveys, studies and reports, and additional surveys as required by County Planning Commission.

B. Protection Measures

The following protection measures should be taken:

1. Historical, archaeological and cultural resources should be preserved on site and integrated into the development. Alternately, open space may be used to buffer historical resources from new development.
2. Subdivisions should be designed so that lot layout does not intrude upon historical resources. Roads should be oriented so that the public can view the resources.
3. Resources that are set aside on a site should be placed in permanent platted reserves and/or protected through deed restrictions and conservation easements. Another option would be to set aside resources for purchase by, or donation to, the County or an appropriate preservation organization.

207.08 Hydric Soils

A. Intent

Hydric soils are not appropriate locations for buildings and on-site wastewater treatment and disposal systems, particularly leach fields. Home sites and on-site wastewater systems shall not be approved on hydric soils because hydric soils have a very slow infiltration rate and are typified by a high ground water table and surface ponding. The County Health Department and the Huron Soil & Water Conservation District maintain a list of hydric soils.

B. Protection Measures

The following protection measures shall be taken:

1. Homesites and on-site wastewater treatment and disposal systems shall not be located in hydric soils.
2. Development shall be concentrated on that portion of a site that does not contain hydric soils.
3. Open Space Subdivision techniques shall be used in designing a site. *(See Section 203.03)*
4. Hydric soils shall be placed in an open space reserve on a plat or placed in no-building reserves on individual parcels on a plat.
5. Individual lot splits will not be approved if a building envelope and on-site wastewater system cannot avoid being placed in non-hydric soils.

207.09 Prime Agricultural Land

A. Intent

Prime agricultural land is a nonrenewable resource and is critical to Huron County's economic base. Development should minimize its impact to agricultural land. Where appropriate such land should be placed in a no-build reserve on a plat and/or protected through a conservation easement.

B. Protection Measures

The following protection measures should be taken:

1. Development should be located on land not classified as prime agricultural land.
2. Where feasible development should be concentrated on a portion of the site with the balance left in a natural state for agricultural purposes and configured such that it can be easily farmed.
3. Open Space Subdivision techniques should be used in designing a site.
4. Prime agricultural land that is set aside on a site should be placed in permanent platted no-build reserves and/or protected through deed restrictions and conservation easements.

Refer to the Huron County Future Land Use Map in the back of the Comprehensive Land Use Plan.

207.10 Riparian Corridors

A. Intent

Land to be subdivided or developed should be designed and improved in reasonable

conformity to existing topography and vegetation in order to minimize impacts on existing riparian corridors, including stream-side vegetative cover, storm water runoff, water quality and species habitat. Developers/subdividers and builders should to the extent possible place structures and improvements as far removed as feasible from stream and creek riparian corridors. Location of existing riparian corridors should be based on Huron County aerial photographs and/or USGS 7.5-minute quad maps, either of which may be field verified by the Huron Soil & Water Conservation District.

B. Protection Measures

The following protection measures should be taken:

1. Grading, removal of vegetative cover and placement of new buildings and structures should not be permitted within 50 feet of an intermittent stream and within 75 feet of a perennial stream. Such areas should be placed in a no-build reserve or watercourse easement on the Preliminary Plat and Final Plat or Minor Subdivision.
2. Open space reserves in subdivisions should be located to maximize the preservation of riparian corridors.
3. Underground utilities may be placed in the buffers indicated under Subsection 1 above, however, following construction, the disturbed area should be returned to a natural, vegetative state within six months of completion of the construction activity.
4. If the Ohio Department of Natural Resources places a designation on a riparian corridor in Huron County, then the buffer standards of Ohio Department of Natural Resources should apply.
5. Roads should not be located in buffers.

207.11 Steep Slopes

A. Intent

These regulations apply to all hillside terrain areas in both Major and Minor Subdivisions. Hillside areas are defined as areas with a maximum slope of 10 percent in any direction. The developer should submit sufficient detailed information as to geologic conditions, topography, soil types, and underground water level in order that a determination can be made by the Planning Department in consultation with the County Engineer's Office as to the safety of development of the particular location.

B. Protection Measures

The following protection measures shall be taken:

1. The requirements in Table F will be the basis for determining the minimum lot

area for a single-family home. The County Engineer's Office and/or the Huron Soil & Water Conservation District will verify the slope. The lot area will be determined by charting the average ground slope of the terrain and the minimum lot area. Rounding will be made to the nearest five-foot frontage interval.

Table F: Steep Slope Minimum Lot Area Requirements

| Average Slope | Minimum Lot Area |
|-------------------|--------------------------------------|
| 10 to 20 percent | 1.5 times the requirement of Table D |
| 20+ to 25 percent | 2.0 times the requirement of Table D |
| 25+ to 30 percent | 2.5 times the requirement of Table D |

2. A grading plan shall be submitted showing contour lines at five-foot intervals where average slopes exceed 10 percent. Elevations are to be based on the sea level datum (NAVD88), if available. The approximate lot layout and dimensions shall be shown for each lot and each building site. For proposed building sites, plat shall show existing topography, location and size of each building site, and approximate proposed finished grade of streets prior to consideration of the Final Plat. The grading plan shall include existing and proposed grades, including the rights-of-way and up to the minimum building setback line, and shall be reviewed by the Huron Soil & Water Conservation District and/or Ohio EPA for adequate erosion and sedimentation control.
3. For information regarding cuts, fills and compaction of fill, refer to the Engineering Code.
4. Retaining walls may be required whenever topographic conditions warrant or where necessary to retain fill or cut slopes within the rights-of-way. Such requirements shall require the approval of the County Engineer.
5. The regulations in Table G shall govern the front yard and side yard requirements in subdivisions on steep slopes.

Table G: Required Setbacks on Steep Slopes

| Slope | Minimum Setback for Front Yards and Side Yards |
|------------------|---|
| 10 – 25 % | 25 feet |
| 25 – 30 % | 30 feet |

6. Grading or removal of vegetative cover shall not be permitted on land with existing steep slopes, except when:
 - a. The contiguous area of steep slopes is less than 20,000 square feet.
 - b. There is sufficient area outside of riparian corridor and wetland buffers for required erosion and sedimentation control measures.

207.12 Wetlands

A. Intent

Land to be subdivided or developed shall be designed and improved in a way that does not impact delineated wetlands and reduces impacts on non-delineated but preserved wetlands. In particular, land disturbance should not negatively affect the water quality of wetlands. Location of existing wetland resources shall be based upon delineation studies conducted by the developer for the Ohio Environmental Protection Agency or U.S. Army Corps of Engineers.

Where deemed appropriate by the Planning Commission or Huron Soil & Water Conservation District, an applicant for a subdivision should undertake a study to delineate a wetland. Such study shall be prepared by a qualified professional under guidelines established by the Ohio EPA or the Army Corps of Engineers. Such study shall be completed by the applicant and approved by the Ohio EPA or the Army Corps of Engineers prior to submittal of a Preliminary Plat.

B. Protection Measures

The following protection measures shall be taken:

1. Grading or removal of vegetative cover shall not be permitted within 25 feet of a wetland. Such 25-foot buffer shall be placed in a no-build reserve on the Preliminary Plat, Final Plat or Minor Subdivision, and a conservation easement considered, with consultation by the Huron Soil & Water Conservation District.

2. Open space reserves in subdivisions shall be located to include preserved wetlands.
3. Utilities shall not be located in a wetland, wetland buffer or a conservation easement.
4. Topographical characteristics shall not be altered in a way that will negatively affect the water quality and quantity of a preserved wetland, as determined by the Ohio EPA or Army Corps of Engineers.

208 Appendix

208.01 Subject Index
208.02 Miscellaneous Appendices
208.03 Typical Drawings

208.04 Application Forms

208.01 Subject Index

| | Page(s) |
|---|-----------------|
| Access Limitations | 87 |
| Access Standards | 75, 87-88 |
| Adequate Public or Private Facilities | 74 |
| Administration | 9-10 |
| Administrative Officer | 9 |
| Amendments | 4 |
| Appeals | 6-7 |
| Aquifers | 107 |
| Applicability, Major Subdivisions | 34-35 |
| Applicability, Minor Subdivisions & Large Lot Divisions | 56 |
| Authority | 2 |
| Blocks | 83 |
| Building Envelope | 80 |
| Commercial/Industrial Subdivision | 69-71 |
| Comprehensive Land Use Plan Policies | 29, 55, 69, 104 |
| Concept Plan, Major Subdivisions | 36- 38, 44-47 |
| Conflict | 3 |
| Conformance to Applicable Rules & Regulations | 73-74 |
| Conservation Areas | 103 |
| Construction Documents & Drawings | 41, 52-53 |
| County Commissioners | 9 |
| Criteria for Establishing Lots, Minor Subdivisions | 56 |
| Definitions | 13-28 |
| Depth to Width Ratios | 63 |
| Design Standards, Roads | 81-87 |
| Development Agreement | 53, 76 |

| | |
|---|--------------|
| Development Permits..... | 11-12 |
| Development Standards, Commercial/Industrial Subdivisions | 70-71 |
| Development Standards, Major Subdivisions..... | 31-33 |
| Development Standards, Minor Subdivisions | 56 |
| Dimensional Standards, Minor Subdivisions..... | 56 |
| Drainage and Storm Sewers | 88-91 |
| Easements | 9 |
| Enactment | 2 |
| Enforcement, Violations and Penalties | 7-8 |
| Environmental Planning | 103-114 |
| Final Plat, Major Subdivisions | 41-44, 53-54 |
| Flood Plains | 90, 107 |
| Forests | 107-109 |
| General Procedures, Major Subdivisions | 34-44 |
| General Procedures, Commercial & Industrial Subdivisions..... | 71 |
| General Procedures, Minor Subdivisions..... | 56-59 |
| Greenways | 105-106 |
| Historical, Archaeological and Cultural Resources | 109 |
| Homeowners Association | 32-33 |
| Hydric Soils | 109-110 |
| Interpretation | 3 |
| Jurisdiction..... | 2 |
| Landscaping, Screening And Buffering | 98-100 |
| Large Lot Division..... | 61-68 |
| Level of Service, Roads | 82 |
| Lot Arrangement | 77 |
| Lot Orientation..... | 80 |
| Lots | 77-81 |
| Lot Dimensions | 77-79 |
| Lot Frontage | 62, 80 |
| Lot Standards | 31 |
| Major Subdivisions | 29-54 |
| Minimum Conditions for Approval, Minor Subdivisions..... | 56-57 |

| | |
|--|--------------|
| Minor Subdivisions | 55-61 |
| Monuments & Coordinate Data | 75 |
| Nonconformances | 7 |
| Off-Street Parking | 81 |
| On-Site Lighting | 101 |
| One Dwelling per Parcel | 8-9 |
| Open Space Subdivision | 30 |
| Open Space Systems | 105 |
| Original Tract Definition..... | 61 |
| Parks and Recreation Facilities | 96-98 |
| Planning Commission | 9 |
| Planning Department | 9 |
| Planning Principles | 73-101 |
| Posting Notice of Development | 34-35 |
| Preliminary Plat, Major Subdivision | 38-41, 47-52 |
| Prime Agricultural Land | 110 |
| Private Roads | 88 |
| Procedures, Commercial/Industrial Subdivisions | 71 |
| Procedures, Major Subdivisions | 34-44 |
| Procedures, Minor Subdivisions | 57-59 |
| Prohibitions | 8-9 |
| Public Purpose | 4 |
| Recording of Plat | 8 |
| Reservations and Repeals..... | 4 |
| Revision of Plat after Approval..... | 8 |
| Riparian Corridors | 111 |
| Roads | 81-88 |
| Roads, Classification | 81-82 |
| Road Names | 85 |
| Rules of Construction..... | 13 |
| Rural Subdivision | 30 |
| Sale of Land within Subdivisions | 8 |
| Saving Provision..... | 4 |

| | |
|--|---------|
| Self-Imposed Restrictions | 75 |
| Semi-Rural Subdivision | 30 |
| Severability | 3-4 |
| Sewerage Facilities | 93-94 |
| Sidewalks, Pedestrian Access and Bike Paths | 94-95 |
| Steep Slopes | 111-113 |
| Storm Water Facilities | 89-90 |
| Street Frontage Trees | 99-100 |
| Stub Streets and Cul-de-Sacs | 86 |
| Subdivision Fees | 12 |
| Subdivision Name | 75-76 |
| Subdivision Types | 29-31 |
| Submittal Requirements, Commercial/Industrial Subdivisions | 71 |
| Submittal Requirements, Major Subdivisions | 44-54 |
| Submittal Requirements, Minor Subdivisions | 59-61 |
| Suitability of the Land for Development | 75 |
| Surety for Public Improvements | 76 |
| Technical Review Committee | 10 |
| Title | 1 |
| Utilities | 95-96 |
| Waterbodies & Watercourses..... | 80-81 |
| Water Facilities | 92 |
| Wetlands | 113-114 |
| Variances | 5-6 |
| Village Cluster Subdivision | 30-31 |

208.02 Miscellaneous Appendices

A. Required Statements and Signatures to be Affixed on the Plat

The Final Plat shall contain the following statements and certifications:

1. General Statements

Situated in Section _____, Township, _____, Range _____, Huron County, Ohio containing _____ acres and being the same tract or a portion of the same tract as conveyed to _____ and described in the deed recorded in Deed Book _____, Huron County, Ohio.

The undersigned _____ hereby certify that the attached plat correctly represents their _____, a subdivision of lots _____ to _____ inclusive, do hereby accept this plat of same and dedicate to public (private) use as such all or parts of the roads, boulevards, cul-de-sacs, etc. shown herein and not heretofore dedicated.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading Requirements of Huron County, Ohio for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

In Witness thereof _____ this _____ day of _____, 2 _____.

Witness: _____ Signed: _____

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct.

By _____
Registered Surveyor

STATE OF OHIO, COUNTY OF HURON

Before me, a Notary Public in and for Huron County, personally came _____ who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the purposes therein expressed.

In witness whereof I have hereto set my hand and affixed my official seal this _____ day of _____, 2____.

By _____
Notary Public in and for the State of Ohio

2. Certifications

Approved this _____ day of _____, 2____.

Huron County Engineer

Approved this _____ day of _____, 2____.

Huron County Board of Health

Note: If public sewer and water are available, the plat need not be signed by the Huron County Board of Health.

Approved this _____ day of _____, 2____.

Huron County Soil & Water Conservation District

Approved this _____ day of _____, 2____.

Huron County Emergency Management

Approved this _____ day of _____, 2____.

Huron County Planning Commission

Approved this ____ day of _____, 2____.

Township Trustees

Approved this ____ day of _____, 2____.

Zoning Inspector

Approved this ____ day of _____, 2____.

Huron County Commissioners

Received for transfer this ____ day of _____, 2____

Huron County Tax Map Office

Transferred this ____ day of _____, 2____.

Huron County Auditor

Filed for record this ____ day of _____, 2____, at ____ m.

Recorded this ____ day of _____, 2____

In Plat Book _____ Page No. _____

Huron County Recorder

3. Statements Within The Subdivision Review Area of a City

Approved this ____ day of _____, 2____.

Huron County Emergency Management

Received for transfer this ____ day of _____, 2____.

Huron County Tax Map Office

Transferred this ____ day of _____, 2____.

Huron County Auditor

Filed for record this ____ day of _____, 2____, at ____ . m.

Recorded this ____ day of _____, 2____

In Plat Book _____ Page No. _____

Huron County Recorder

208.03 Typical Drawings

Refer to the Huron County Engineering Code for examples of typical drawings relating to subdivisions.

208.04 Application Forms

The following forms are provided for use in the Huron County subdivision program:

- A. Major Subdivision - Concept Plan
- B. Major Subdivision - Preliminary Plat
- C. Major Subdivision - Final Plat
- D. Minor Subdivision
- E. Large Lot Division
- F. Variance
- G. Extension Approval

**APPLICATION FOR MAJOR SUBDIVISION
CONCEPT PLAN**

**Huron County Soil & Water Conservation District, 8 Fair Road, Norwalk, Ohio 44857
www.huronswcd.com (419) 668-4113 Ext. 3 or www.hccommissioners.com 419-668-3092**

Please submit 15 copies of this application form, accompanying maps and plans, and fee

Application Number _____ Application Date _____

Name of Applicant _____

Address _____ Telephone _____

_____ Fax Number _____

E-Mail _____

Name of Surveyor _____

Address _____ Telephone _____

_____ Fax Number _____

E-Mail _____

Name of Proposed Subdivision _____

Subdivision Type (Section 203.03) _____

Location Description:

Township _____ Section _____

Great Lot Number _____ Access Roads _____

Major Subdivision - Concept Plan - Application

Page Two

Describe the intention or purpose of the proposed subdivision:

Proposed Use of Lots _____

Subdivision Configuration:

Total Acreage _____ Number of Lots _____ Zoning _____

Average Lot Size _____ Acreage Range of Lots _____

Planning Area _____

Land Use Plan Recommendation for Parcel _____

Describe if Applicable:

Flood Plain Areas _____

Major Soil Types _____

Wetlands _____

Woodlands _____

Proposed Water System _____

Proposed Sewage Disposal System _____

Proposed Storm Water Management _____

Major Subdivision - Concept Plan - Application

Page Three

Indicate Service Area and Distance from Subdivision:

Fire _____ Distance _____

Police _____ Distance _____

EMS _____ Distance _____

Schools _____ Distance _____

Previous Approvals _____

Covenants or Restrictions (attach)

The applicant shall post a Notice of Development as required in Section 203.05, A of the Subdivision Regulations within five (5) days of receipt of acceptance of the application by the Administrative Officer.

I certify that all information contained in this application and its supplements are true and correct.

Applicants Signature Date

Notary Date

For Official Use:

Date Received _____ Fee Due _____ Fee Paid/Amount _____

Acceptance of Complete Application:

Action _____

Signature Date

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**APPLICATION FOR MAJOR SUBDIVISION
PRELIMINARY PLAT**

**Huron County Soil & Water Conservation District, 8 Fair Road, Norwalk, Ohio 44857
www.huronswcd.com (419) 668-4113 Ext. 3 or www.hccommissioners.com 419-668-3092**

Please submit 15 copies of this application form, accompanying maps and plans, and fee

Application Number _____ Application Date _____

Name of Applicant _____

Address _____ Telephone _____

_____ Fax Number _____

E-Mail _____

Name of Surveyor _____

Address _____ Telephone _____

_____ Fax Number _____

E-Mail _____

Name of Proposed Subdivision _____

Subdivision Type (Section 203.03) _____

Location Description:

Township _____ Section _____

Great Lot Number _____ Access Roads _____

Major Subdivision – Preliminary Plat - Application

Page Two

Proposed Use of Lots _____

Subdivision Configuration:

Number of Lots _____ Zoning _____

Average Lot Size _____ Acreage Range of Lots _____

Open Space Set Aside _____

Planning Area _____

Describe if Applicable:

Flood Plain Areas _____

Major Soil Types _____

Wetlands _____

Woodlands _____

Prime Agricultural Land _____

Aquifers and Aquifer Recharge Areas _____

Greenway Corridors or Buffers _____

Hydric Soils _____

Watercourse Reserves _____

Historical, Archaeological and Cultural Resources _____

Major Subdivision – Preliminary Plat - Application

Page Three

Proposed Water System _____

Proposed Sewage Disposal System _____

Proposed Storm Water Management _____

Indicate Service Area and Distance from Subdivision:

Fire _____ Distance _____

Police _____ Distance _____

EMS _____ Distance _____

Schools _____ Distance _____

Previous Approvals _____

Covenants or Restrictions (attach)

The applicant shall post a Notice of Development as required in Section 203.05, A of the Subdivision Regulations within five (5) days of receipt of acceptance of the application by the Administrative Officer.

I certify that all information contained in this application and its supplements are true and correct.

Applicants Signature

Date

Notary

Date

Major Subdivision – Preliminary Plat - Application

Page Four

For Official Use:

Date Received _____ Fee Due _____ Fee Paid/Amount _____

Acceptance of Complete Application:

Action _____

Signature

Date

**APPLICATION FOR MAJOR SUBDIVISION
FINAL PLAT**

**Huron County Soil & Water Conservation District, 8 Fair Road, Norwalk, Ohio 44857
www.huronswcd.com (419) 668-4113 Ext. 3 or www.hccommissioners.com 419-668-3092**

Please submit 15 copies of this application form, accompanying maps and plans, and fee

Application Number _____ Application Date _____

Name of Applicant _____

Address _____ Telephone _____

_____ Fax Number _____

E-Mail _____

Name of Surveyor _____

Address _____ Telephone _____

_____ Fax Number _____

E-Mail _____

Name of Proposed Subdivision _____

Subdivision Type (Section 203.03) _____

Location Description:

Township _____ Section _____

Great Lot Number _____ Access Roads _____

Major Subdivision – Final Plat - Application

Page Two

Proposed Use of Lots _____

Subdivision Configuration:

Number of Lots _____ Zoning _____ Total Acreage _____

Average Lot Size _____ Acreage Range of Lots _____

Open Space Set Aside _____

Describe if Applicable:

Flood Plain Areas _____

Major Soil Types _____

Wetlands _____

Woodlands _____

Prime Agricultural Land _____

Aquifers and Aquifer Recharge Areas _____

Greenway Corridors or Buffers _____

Hydric Soils _____

Watercourse Reserves _____

Historical, Archaeological and Cultural Resources _____

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APPLICATION FOR MINOR SUBDIVISION

Huron County Soil & Water Conservation District, 8 Fair Road, Norwalk, Ohio 44857
www.huronswcd.com (419) 668-4113 Ext. 3 or www.hccommissioners.com 419-668-3092

Please submit 2 copies of this application form, accompanying maps and plans, and fee

Application Number _____ Application Date _____

Name of Applicant _____

Address _____ Telephone _____

_____ Fax Number _____

E-Mail _____

Name of Surveyor _____

Address _____ Telephone _____

_____ Fax Number _____

E-Mail _____

Location Description:

Township _____ Section _____

Great Lot Number _____ Access Roads _____

Describe the size of existing and proposed parcels, including the date of creation of the existing parcel to be split:

Proposed Use of Lots _____

Minor Subdivision Application

Page Two

Subdivision Configuration:

Total Acreage _____ Number of Lots _____ Zoning _____

Size of Lots _____ Open Space Set Aside _____

Planning Area _____

Land Use Plan Recommendation for Parcel _____

Proposed Water System _____

Proposed Sewage Disposal System _____

Proposed Storm Water Management _____

Indicate Service Area and Distance from Subdivision:

Fire _____ Distance _____

Police _____ Distance _____

EMS _____ Distance _____

Schools _____ Distance _____

Previous Approvals _____

Covenants or Restrictions (attach)

Minor Subdivision Application

Page Three

I certify that all information contained in this application and its supplements are true and correct.

Applicants Signature

Date

Notary

Date

For Official Use:

Date Received _____ Fee Due _____ Fee Paid/Amount _____

Acceptance of Complete Application:

Action _____

Signature

Date

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**APPLICATION FOR NO PLAT APPROVAL
LARGE LOT DIVISION**

**Huron County Soil & Water Conservation District, 8 Fair Road, Norwalk, Ohio 44857
www.huronswcd.com (419) 668-4113 Ext. 3 or www.hccommissioners.com 419-668-3092**

Please submit 2 copies of this application form, accompanying maps and plans, and fee

Application Number _____ Application Date _____

Name of Applicant _____

Address _____ Telephone _____

_____ Fax Number _____

E-Mail _____

Name of Surveyor _____

Address _____ Telephone _____

_____ Fax Number _____

E-Mail _____

Location Description:

Township _____ Section _____

Great Lot Number _____ Access Roads _____

NPA - LL - Application

Page Two

Proposed Use of Lots

Subdivision Configuration:

Total Acreage _____

Zoning _____

Size of Lots _____

Number of Lots _____

Planning Area _____

Land Use Plan Recommendation for Parcel _____

Describe if Applicable:

Flood Plain Areas _____

Major Soil Types _____

Woodlands _____

Proposed Water System _____

Proposed Sewage Disposal System _____

Proposed Storm Water Management _____

NPA - LL - Application

Page Three

Indicate Service Area and Distance from Subdivision:

Fire _____ Distance _____

Police _____ Distance _____

EMS _____ Distance _____

Schools _____ Distance _____

Previous Approvals _____

Covenants or Restrictions (attach)

I certify that all information contained in this application and its supplements are true and correct.

Applicants Signature _____ Date _____

Notary _____ Date _____

For Official Use:

Date Received _____ Fee Due _____ Fee Paid/Amount _____

Acceptance of Complete Application:

Action _____

Signature _____ Date _____

NPA - LL - Application

Page Four

NPA-LL Large Lot Division Requirements: (Per Subdivision Regulations Section 204.10)

Planning Commission approval shall be based upon, but not limited to, the following criteria:

1. Topographic contours and/or grading and drainage plan for on lot wastewater systems.
2. Existing or potential building, well and sewage system locations and design.
3. Soil type delineation, soil borings, test pits, and or soil scientist reports as applicable.
4. Deed wording addressing lot development, conditions or restrictions.
5. New or additional roadway easements and/or utility easements. Roadway easements must be conveyed by a separate instrument prior to the approval of the NPA-LL Large Lot Division.
6. Appropriate flood plain status.
7. Access management practices or measures.
8. Recording data for NPA-LL deeds previously approved from the parcel.
9. Drainage improvements and other applicable requirements of the Huron County Engineering Code and the Huron County Subdivision Regulations including applicable fees as approved by the various county agencies.
10. Written endorsement of the NPA-LL Large Lot Division from health and zoning authorities.
11. A plan illustrating all NPA-LL divisions and / or lot splits of adjacent parcels within the past year and the recording date of each one.
12. Subdivider shall mark the proposed lot corners with stakes and colored flagging.
13. A boundary survey by a professional land surveyor.

HCPC staff has seven (7), fourteen (14), or twenty-one (21) calendar days depending on the number of parcels, to review for approval or denial.

APPLICATION FOR VARIANCE

**Huron County Soil & Water Conservation District, 8 Fair Road, Norwalk, Ohio 44857
www.huronswcd.com (419) 668-4113 Ext. 3 or www.hccommissioners.com 419-668-3092**

Please submit 15 copies of this application form, accompanying maps and plans, and fee

Application Number _____ Application Date _____

Name of Applicant _____

Address _____ Telephone _____

_____ Fax Number _____

E-Mail _____

Location Description:

Township _____ Section _____

Great Lot Number _____ Access Roads _____

Applicable Subdivision Regulation Section _____

Describe the nature of the variance:

APPLICATION FOR EXTENSION APPROVAL

Huron County Soil & Water Conservation District, 8 Fair Road, Norwalk, Ohio 44857
www.huronswcd.com (419) 668-4113 Ext. 3 or www.hccommissioners.com 419-668-3092

Please submit 3 copies of this application form, accompanying maps and plans, and fee

Application Number _____ Application Date _____

Name of Applicant _____

Address _____ Telephone _____

_____ Fax Number _____

E-Mail _____

Name of Surveyor _____

Address _____ Telephone _____

_____ Fax Number _____

E-Mail _____

Name of Proposed Subdivision _____

Location Description:

Township _____ Section _____

Great Lot Number _____ Access Roads _____

