

<b>Local Codes and Regulations</b>	<u>Logan County</u> Comprehensive Plan - 1996
Are Stream Buffers Required? If so, distance and stream type	No
Floodplains - Subdivision regulations? - Zoning resolutions?	No structure built in the floodway unless an analysis proves flood level will not rise or FEMA approves a structure. Permit required to build in floodway fringe (or the 100 year floodplain)
Methods to reduce impervious Surfaces?	**Subdivision Review Process
Erosion and Sediment Controls? If so, what and who manages?	** Subdivision Review Process
Stormwater Controls? Briefly Describe	** Subdivision Review Process
Greenspace in Developments Briefly describe	**Subdivision Review Process
Farmland Preservation Plan	

Logan County Zoning Districts	With On-Site Sewage Treatment (ft <sup>2</sup> )	Frontage (ft)	Max. Cover (%)	With Central Sewage Treatment (ft <sup>2</sup> )	Frontage (ft)	Max. Cover (%)
<b>U-1 – Rural District</b>						
<i>Perry Township - 2003</i>	40,000	150	25	10,800 (single)	80	25
<i>Zane Township – 1973, 87</i>	40,000	80	25	10,800	80	25
<b>R-1 – Low Density Residential</b>						
<i>Perry Township</i>	40,000	150	25	10,800 (single) 2,700 (multi)	80 90	25 25
<i>Zane Township</i>	40,000	80	25	10,800	80	25
<b>R-2 – Medium Density Residential</b>						
<i>Perry Township</i>	40,000	150	25	5,400 (single) 2,700 (multi)	60 90	25 25
<i>Zane Township</i>	40,000	60	25	5,400	60	25

Draft

<b>Local Codes and Regulations</b>	<u>Union County</u>
Are Stream Buffers Required? If so, distance and stream type	No
Floodplains - Subdivision regulations? - Zoning resolutions?	In the 100 year floodplain variances are allowed. In the floodway only open space is permitted unless FEMA approves otherwise.
Methods to reduce impervious Surfaces?	** Subdivision Review
Erosion and Sediment Controls? If so, what and who manages?	** Subdivision Review
Stormwater Controls? Briefly Describe	** Subdivision Review
Residential Unit Density - Subdivision Regulations? - Zoning Resolutions?	** Subdivision Review
Lot size including front, back, and sides	** Subdivision Review
Greenspace in Developments Briefly describe	
Farmland Preservation	
Open Space/Parks and Rec.?	

**Zoning codes for Allen, Liberty, Union, Paris, Darby, and Jerome Townships will be discussed below. None of the townships had any additional regulations to add above**

<b>Drafts or Recommendations</b>	<b><u>Union County - 1999</u></b>	<b><u>Darby Township - 2003</u></b>	<b><u>Jerome Township Comp. Plan Policies</u></b>
<b>Stream Buffers Required?</b>	<ul style="list-style-type: none"> <li>- Maintain and enhance buffers</li> <li>- Recommended Min. Buffer 120ft – scenic river</li> <li>50ft - other major creeks</li> <li>25ft - tributaries</li> </ul>	<ul style="list-style-type: none"> <li>- Minimum Buffer Suggested of 125 for new development</li> </ul>	Minimize disturbance of existing vegetation along streams and in buffers Recommended – 150 buffer And 50 foot on intermittent streams and ditches
<b>Floodplains</b>	Strengthen Floodplain Regulations to prohibit all development in 100 year floodplain	Same as Union County Regulations	Same as County Regulations - Floodplain used as open space area
<b>Methods to reduce impervious Surfaces?</b>		Recommended adoption of Darby 22 Development Principles	Recommended adoption of Darby 22 Development Principles
<b>Erosion and Sediment Controls?</b>	Strengthen plans through SWCD to minimize construction impacts	Recommended adoption of Darby 22 Development Principles	Recommended adoption of Darby 22 Development Principles
<b>Stormwater Controls?</b>	Promote stream buffers, wetlands and ponds	Recommended adoption of Darby 22 Development Principles	Recommended adoption of Darby 22 Development Principles
<b>Residential Unit Density</b>	Strengthen subdivision regulations Cluster development and open space Guide development to serviceable areas and existing communities	<ul style="list-style-type: none"> <li>-Establish a minimum lot size of 2 acres</li> <li>-Create conservation zoning district</li> <li>-Avoid scattered and isolated development</li> </ul>	<ul style="list-style-type: none"> <li>- Contiguous Open Space required</li> <li>- Discourage Lot splits along County and Township roads</li> <li>- Encourage small subdivisions</li> <li>- Conservation design</li> </ul>

<p><b>Farmland Preservation</b></p>	<ul style="list-style-type: none"> <li>- Consider support for Farmland protection tools</li> <li>- Adoption of agricultural zoning</li> </ul>	<ul style="list-style-type: none"> <li>-Discourage development within existing agricultural lands.</li> <li>-Encourage participation in agricultural preservation programs</li> <li>-Recommended min. lot size of 20 acres</li> </ul>	<p>Protect agricultural lands</p>
<p><b>Open Space/Parks and Rec.?</b></p>	<ul style="list-style-type: none"> <li>Protect wetlands prairie remnants and forests in all situations</li> <li>- Support new parks and bike paths</li> </ul>	<ul style="list-style-type: none"> <li>-Recommended to set aside open space for parks</li> <li>-Create incentives for open space and trails</li> </ul>	<ul style="list-style-type: none"> <li>- Continuous Greenways system with bike paths</li> <li>- Tree conservation and replacement</li> <li>- Protect and buffer land around Glacier Ridge Metropark</li> </ul>

\* Allen Township and Jerome Township are currently working on comprehensive plans

Union County Zoning Districts	With On-Site Sewage Treatment (ft <sup>2</sup> ), (acres)	Frontage (ft)	Max. Cover (%)	With Central Sewage Treatment (ft <sup>2</sup> )	Frontage (ft)	Max. Cover (%)
<b>U-1 – Rural District</b>						
<i>Allen Township - 1981, 04</i>	87,120	150	25			
<i>Darby Township - 2003</i>	65,400	150	25	10,800	80	25
<i>Jerome Township - 1998 in progress</i>	65,400	150	25	20,000	150	25
<i>Liberty Township -1999</i>	130,680	250	25			
<i>Paris Township - 1998</i>	65,340	150	25			
<i>Union Township - 2003</i>	65,400	200	25			

<b><i>R-1 – Low Density Residential</i></b>						
<i>Allen Township</i>	87,120	150	25			
<i>Darby Township</i>	65,400	150	25	10,800	80	25
				5,400 (multi)	60	25
<i>Jerome Township</i>	65,400	150	25	20,000	150	25
<i>Liberty Township</i>	87,120	150	25	10,800	80	25
<i>Paris Township</i>	65,340	150	25	14,520	100	25
				4,356 (multi)	80	30
<i>Union Township</i>	65,400	150	25	10,800	80	25
				2,700 (multi)	90	25
<b><i>R-2 – Medium Density Residential</i></b>						
<i>Allen Township</i>	87,120	150	25	21,780	150	25
<i>Darby Township</i>	Not defined					
<i>Jerome Township</i>	65,400	150	25	20,000	150	25
				5,400 (multi)	150	25
<i>Liberty Township -Defined as R-3 (High Density Residential)</i>	87,200	150	30	5,400	60	30
				2,700 (multi)	70	30
<i>Paris Township</i>	Not defined					
<i>Union Township</i>	65,400	150	25	10,800	80	25
				2,700 (multi)	90	25

Union County Zoning Districts	With On-Site Sewage Treatment (ft <sup>2</sup> ), (acres)	Frontage (ft)	Max. Cover (%)	With Central Sewage Treatment (ft <sup>2</sup> )	Frontage (ft)	Max. Cover (%)
<b>City of Marysville – Union County</b>						
<i>A-R Agricultural Residential</i>	40,000	150	25			
<i>R-1 Low Density Single Family Residential</i>	20,000	120	30			
<i>R-2 Medium Density Residential</i>	7,000	60	25			
<i>R-3 High Density Single Family Residential</i>	5,500	50	35			
<i>R-4 Low Density Multi-Family Residential</i>	4,500	70	35			
<i>R-5 High Density Multi-Family Residential</i>	2,700	90	25			
<b>Milford Center – Union County</b>						
<i>R-2 – Medium Density Residential</i>	40,000	150	25	5,400 (single)	60	
				2,700 (multi)	70	
<i>OS – Open Space</i>						

<b>Local Codes and Regulations</b>	<u>Champaign County</u>	<u>Goshen Township Oct, 1996</u> <u>Ag District – Draft Nov. 2003</u>
Are Stream Buffers Required? If so, distance and stream type	No	No
Floodplains - Subdivision regulations? - Zoning resolutions?	In the 100 year floodplain variances are allowed. In the floodway only open space is permitted unless FEMA approves otherwise.	
Methods to reduce impervious Surfaces?	Subdivision Review	
Erosion and Sediment Controls? If so, what and who manages?	Subdivision Review and SWCD	
Stormwater Controls? Briefly Describe	Subdivision Review	
Residential Unit Density - Subdivision Regulations? - Zoning Resolutions?	Technical Review	
Lot size including front, back, and sides	No - Township	
Greenspace in Developments Briefly describe	Subdivision Review	
Farmland Preservation?	Plan reviewed with each new subdivision	1 acre lot at a density of 1:20 acres for farm and non-farm dwelling units – cover 25% Farm Res. – min lot size 1 acre for single family dwellings.
Open Space/Parks and Rec.?	Subdivision Review	

**Rush, Wayne and Union Townships Zoning Codes are Summarized Below. They did not have anything to note above.**

<b>Drafts and Recommendations</b>	<u><b>Champaign County – 2004</b></u>	<u><b>North Lewisburg - 2002</b></u>
<b>Stream Buffers</b>	Maintain buffer areas along Little Darby Creek to preclude development and encourage natural vegetative growth	
<b>Floodplains</b>	Encourage protection	
<b>Methods to reduce impervious Surfaces?</b>	New development to have no increase in runoff rate.	
<b>Erosion and Sediment Controls?</b>	Adopt effective county wide controls with SWCD	
<b>Stormwater Controls?</b>	New development to have no increase in runoff rate. Develop a permitting process for grading or sewer layout plan	Expand Stormwater facilities south and north of town – conduit, retention/detention ponds
<b>Residential Unit Density</b>	Focus development to serviceable areas and infill existing areas	Update current zoning codes
<b>Greenspace in Developments</b>		
<b>Farmland Preservation?</b>	Will not support conversion of prime agricultural land. Minimize negative impacts of large scale agriculture and rural development	Ensure farmland preservation ordinances are implemented
<b>Groundwater</b>	Identify and protect local groundwater recharge areas	
<b>Open Space/Parks and Rec.?</b>	Support and encourage	Possible bike path along Spain Creek from N. Lewisburg to covered bridge

Champaign County Zoning Districts	With On-Site Sewage Treatment (ft <sup>2</sup> ), (acres)	Frontage (ft)	Max. Cover (%)	With Central Sewage Treatment (ft <sup>2</sup> )	Frontage (ft)	Max. Cover (%)
<b>U-1 – Rural District</b>						
<i>Goshen Township - 1996</i>	43,560	150	25			
<i>Rush Township – 1971, 88, 93</i>	65,000	150	10	21,600	150	25
<i>Union Township - 1998</i>	40,000	150	25			
<i>Wayne Township – 1980, 03</i>	54,250	150	25	10,800	80	25
<b>R-1 – Low Density Residential</b>						
<i>Goshen Township</i>	43,560	150	25	10,800	80	25
				2,700 (multi)	80	25
<i>Rush Township</i>	Not defined					
<i>Union Township</i>	40,000	150	25	10,800	80	25
<i>Wayne Township</i>	54,250	150	25	10,800	80	25
				2,700 (multi)	90	25
<b>R-2 – Medium Density Residential</b>						
<i>Goshen Township</i>	Not defined					
<i>Rush Township</i>	65,000	150	10	5,400	70	30
<i>Union Township</i>	Not defined					
<i>Wayne Township</i>	54,250	150	25	5,400	60	25
				2,700 (multi)	90	25

Champaign County Zoning Districts	With On-Site Sewage Treatment (ft <sup>2</sup> ), (acres)	Frontage (ft)	Max. Cover (%)	With Central Sewage Treatment (ft <sup>2</sup> )	Frontage (ft)	Max. Cover (%)
<b>Village of Woodstock – Champaign County - 1993</b>	31,250	125	25	5,400 (single)	60	25
<i>R-2 Medium Density Residential</i>				2,700 (multi)	70	
<b>Mechanicsburg – Champaign County - 1983</b>	30,000	100				
<i>A-1</i>						
<i>R-1</i>	20,000	80		15,000	80	
<i>R-2</i>				10,000 (single)	80	
				6,250 (two fam)	100	
<i>R-3</i>				5,500 (multi)	125	
				10,800 (single)	80	
				6,000 (two fam)	90	
<b>North Lewisburg – Champaign County - 2003</b>				10,800	80	
<i>R-2 Medium Density Residential</i>				5,400	60	
<i>R-3 High/Multi Family Residential</i>				2,700	70	

<b>Regulations and Codes</b>	<u>Madison County – 2000 – Update 2005</u>
Are Stream Buffers Required? If so, distance and stream type	On Little and Big Darby 120ft buffer from the top of the Bank. Other tributaries (Spring Fork and Treacle Creek only floodplain is protected) 25 % harvesting of trees allowed in 120ft Buffer but roots must be left in the bank
Floodplains - Subdivision regulations? - Zoning resolutions?	In Zoning Code no fill or build in FEMA determined floodplain. No variances unless proven that area is out of floodplain
Methods to reduce impervious Surfaces?	Soil & Water member of development review board and lock up in Subdivision req's Max of 25% lot coverage (need 2 leach fields)
Erosion and Sediment Controls? If so, what and who manages?	Sub. Development review board reviews this, mainly thought SWCD
Stormwater Controls?	Same as above development team.
Residential Unit Density - Subdivision Regulations? - Zoning Resolutions?	Minimum lot size for a single family residential is 1.5 acres. Lot Placement must be approved by Subdivision Review Board
Lot size including front, back, and sides	1.5 – 5 acres – Minimum 200ft wide in a 3:1 depth ratio 5.01-10 – Minimum 270 ft width in a 4:1 depth ratio 10.01 – 20 – Minimum 330ft width In a 4:1 depth ratio Over 20 acres – 60 feet
Greenspace in Developments	Single Family Res. Units – Max of 25% lot coverage In Commerical – 50%
Farmland Preservation	Most of the county is zoned as agricultural or A-1. In order to split the lot the parcel must be 20 acres or greater. Only two lot splits are allowed on mother parcels 20 acres or larger.

Plans/Recommendations	Plain City – Comprehensive Plan 2003
Are Stream Buffers Required? If so, distance and stream type	Prohibit development within the floodplain or within 300 feet of the stream bank – whichever is greater
Floodplains - Subdivision regulations? - Zoning resolutions?	Create Floodplain standards that will prohibit any filling of the 100yr floodplain.
Methods to reduce impervious Surfaces?	- Require environmental impact assessments for developments over 20 acres or where critical resources have been identified
Erosion and Sediment Controls? If so, what and who manages?	- Require environmental impact assessments for developments over 20 acres or where critical resources have been identified
Stormwater Controls?	- Require environmental impact assessments for developments over 20 acres or where critical resources have been identified
Residential Unit Density - Subdivision Regulations? - Zoning Resolutions?	- Focus growth in areas with existing service areas - Adopt conservation design standards
Lot size including front, back, and sides	
Greenspace in Developments	- Create urban tree program - Create a tree preservation board and committee
Farmland Preservation	- Supports transfer of development rights aimed at preserving farmland - Develop conservation easement program
Open Space/Parks and Rec.	Residential Open space minimum 15-20% of the net site for single family development, 20-25% for multi family - Develop a conservation easement program to protect critical resource areas and open space. - Develop a continuous greenway system - Create another park where community recreational activities can take place - Create a dedicated park (impact) fee assessed to all types of dev.

Madison County Village Zoning	With On-Site Sewage Treatment (ft <sup>2</sup> ), (acres)	Frontage (ft)	Max. Cover (%)	With Central Sewage Treatment (ft <sup>2</sup> )	Frontage (ft)	Max. Cover (%)
<b>Plain City – Union/Madison County</b>						
<i>RU – Rural District</i>	40,000	150	20			
<i>RS1 - Single Family Residential</i>				20,000	150	30
<i>RS2 – Single Family Residential</i>				12,000	80	20
<i>RS3 – Single Family Residential</i>				8,700	70	30
<i>RS4 – Two Family Residential</i>				4,350	80	30
<i>RS5 – Multi-Family Residential</i>				4,000	125	40
<b>West Jefferson – Madison County</b>						
<i>A-1 Agricultural</i>	30,000	150	20			
<i>R-1 Residential</i>				20,000	100	20
<i>R-2 Residential</i>				9,500	80	20
<i>R-3 Residential</i>				7,200	65	20
				5,000	85	20
<i>R-5 Multi-Family Residential</i>				2,500	85	25
<i>Condos</i>				3 units per acre		
<i>PRD -Planned Residential District</i>	43,560	100	20			
<i>Madison County Zoning Codes</i>						
<i>A-1 Agriculture</i>	20 ac or	60	25			

**APPENDIX G: MADISON COUNTY ZONING CODES AND PLANS**

	more					
<i>R-1 Suburban Residential</i>	65,340	<5ac. -200 5 to 10ac. 270 >10ac. - 330	25			
<i>R-2 Low Density Residential</i>				20,000	<1ac - 100	25
<i>R-3 Multi Family Residential</i>				20,000	<2ac. - 200 2-3ac - 250 3-10ac - 300 >10ac - 330	Structure - 25 Structure and paving - 50
<i>PRD - Planned Residential District</i>	3 units per acre					
<i>OS - Open Space</i>						

Draft

<b>Local Codes and Regulations</b>	<u>Pickaway County</u>
Are Stream Buffers Required? If so, distance and stream type	No
Floodplains - Subdivision regulations? - Zoning resolutions?	No structure built in the floodway unless an analysis proves flood level will not rise or FEMA approves a structure. Permit required to build in floodway fringe (or the 100 year floodplain)
Methods to reduce impervious Surfaces?	**Subdivision Review Process
Erosion and Sediment Controls? If so, what and who manages?	**Subdivision Review Process
Stormwater Controls? Briefly Describe	**Subdivision Review Process
Residential Unit Density - Subdivision Regulations? - Zoning Resolutions?	**Subdivision Review Process
Greenspace in Developments Briefly describe	No
Farmland Preservation?	
Open Space/Parks and Rec.?	

**Darby Creek Conservation District - Darby, Scioto, and Jackson Townships**

- 200ft from high water mark
- No development, structures or fill in district
- No more than 25% of crown removed from trees
- Agriculture of 5 acres or more allowed

**APPENDIX G: PICKAWAY COUNTY MUNICIPALITIES ZONING CODES AND PLANS**

Pickaway County Zoning Districts	Minimum lot size with On-Site Sewage Treatment (ft <sup>2</sup> )	Frontage (ft)	Max. Cover (%)	Minimum lot size with Central Sewage Treatment (ft <sup>2</sup> )	Frontage (ft)	Max. Cover	Open Space
<b>Darby Township - 1997</b>							
<i>RR - Rural Residential</i>	43,560	3:1 ratio 150ft					
<i>SR – Suburban Residential</i>				20,000	3:1 max 100ft 60ft – on curve		
<i>VR - Village Residential</i>				5,000	60ft		
<i>CR – Multiple Use Combined Residential District</i>				20,000 -single 10,000 -2 fam. 7,500 - multi	100ft		
<i>MHR – Mobile Home Residential</i>				MHP -10 ac. 6 units/acre max density Unit – 2,500	MHP 1:5 ratio - 300ft Unit –30ft	40%	20%
<b>Scioto Township – 1997</b>							
<i>Ag - Agriculture Estate District</i>	5 acres	300					
<i>R-1 – Rural Residential</i>	43,650	3.5:1 ratio <5 ac. 150ft					
<i>R-2 – Suburban Residential</i>				20,000	3:1 max 100ft 60ft – on curve		
<i>R-3 Urban Density</i>				15,000 –single 10,000 -2 fam. 6,000 –multi	100ft		
<i>MHR – Mobile Home Residential</i>				MHP – 10 ac. 6 units/acre max density Unit – 4,000	MHP - 300ft Unit – 30ft	45%	20%
<i>PURD – Planned Unit Residential District</i>				10 ac. gross area max 4 units/acre	approved by zoning		.015ac/unit

**APPENDIX G: PICKAWAY COUNTY MUNICIPALITIES ZONING CODES AND PLANS**

					commission		
<b>Muhlenberg Township - 1996</b>							
<i>FR-1 Farm Residential</i>	43,560	3.5:1 ratio <2 ac – 150 2-3ac – 175 3-4ac – 200 4-5ac – 250 >5ac - 300					
<i>R-2</i>	43,560	100		20,000			
<i>R-3</i>	43,560	150		21,780	100		
<i>R-4 Residential Manufactured Home Park District</i>				Minimum 10 acres for MHP			
<b>Jackson Township - 1998</b>							
<i>FR – Farm Residential</i>	87,120	3.5:1 ratio 2-3ac – 200 3-5ac – 250 >5ac - 300					
<i>LRR – Limited Rural Residential</i>				MHP – 10 ac. 6 unit/acre max density	MHP - 300ft		20%
				Unit – 4,000	Unit – 30ft		
				20,000	3:1 ratio - 100ft 60ft – on curve		
<i>FS – Farm Sanctuary</i> 2-24ac – 1 unit 25-59ac – 2 60-99ac – 3 100-149ac – 4 150-199ac – 5 >200ac - 6	Farm – 5 acres						
	Non-farm – 2 acres	200ft					

Codes and Regulations	Prairie Township	City of Hilliard	Pleasant Township	Brown Township
Are Stream Buffers Required?	Prairie Township Zoning Resolution – Updated 2002 <u>Article 21</u> - “Big Darby Creek Critical Resource Protection District” promotes protection and preservation of the water resource within 120’. This district strictly regulates all uses within the watershed. Prairie Township Comprehensive Plan designates protection of stream corridor areas (120’) in conjunction with efforts to protect water quality.	Codified Ordinances of the City of Hilliard – March, 2003	Follows Franklin County Subdivision Regulations	Follows Franklin County Subdivision Regulations
Floodplains - Subdivision regulations? - Zoning resolutions?	Within the floodway, no building or structure, including mobile homes for residential, commercial, industrial, agricultural, or other use shall be permitted. No waste disposal, landfills, or wastewater treatment facilities. Within the floodplain, buildings, etc. must be elevated to or above the flood protection elevation or otherwise flood-proofed.	<u>Section 1323.05 – Provisions for Flood Hazard Reduction</u> <i>Within Delineated Floodways</i> – no fill, new construction, substantial improvements, and all other development, unless proven to not increase flood levels through the city and FEMA. <i>Within Special Flood Hazard Areas</i> – base flood elevations must be calculated if not already established. All new residential and non-residential construction must have lowest floor elevated to base flood elevations		
Methods to reduce impervious surfaces?				
Erosion and Sediment Controls?				
Stormwater Controls?		<u>City of Hilliard Storm Water Management Requirements – 1999</u> -For detention or retention basin, a 100-year post development storm is released at a rate no greater than the 2-year pre-development storm flow rate. - On a site Stormwater release can not exceed the 2-year storm release rate from the site under pre-developed conditions or the downstream receiving storm sewers, whichever is less. - All site runoff from storms exceeding the 100-year storm must be conveyed adequately and safely to a downstream water body, stream, or conveyance system. - A regulated MS4 (municipal separate storm sewer system) must have an implemented and enforced program to reduce Stormwater discharge and discharge of pollutants to the “maximum extent practicable.” Hilliard Codified Ordinance section 1133.01.2.A states, “All off-street parking areas for multiple-family and nonresidential uses shall be paved with all-weather paving, adequately drained, and lighted.”		
Residential Unit Density	Rural districts are permitted to locate dwellings on the land at a maximum density of one dwelling unit per five acres. Suburban Estate Residential District (SER) allows the opportunity to satisfy individual housing preferences and shall permit not more than one dwelling unit per gross acre. Low Density Residential District (R-2) allows not more than two dwelling units per gross acre. Centralized water and sewer facilities are, however, encouraged			
Greenspace and Open Space	For Planned Unit Developments, a minimum of twenty percent of the land developed shall be reserved for common open space and recreational facilities for the residents or users of the area.	1179.07 Hilliard Open Space and Recreational Code: Upon the submission of a preliminary plat or development plan of a proposed residential subdivision/development, there shall be areas dedicated for recreational uses or open space. (Exclusive of any street, road, highway or sidewalk.) Land can include passive recreational areas such as stormwater retention (only 25% of area), bike paths, public golf courses, tree stands or dedicated green space.		

Codes and Regulations	Franklin County Subdivision Regulations – January, 2001 Zoning Resolution – June, 2000	City of Columbus Stormwater Drainage Manual Columbus Metropolitan Facilities Plan Update - November, 2000 Hellbranch Overlay -	Norwich Township
Are Stream Buffers Required? If so, distance and stream type	<u>Subdivision Regulations</u> – It is recommended forest buffer areas be maintained or established within these corridors. Easements and plat or deed wording may be required to protect these sensitive needs. The streambank buffer shall be 120ft as measured from the ordinary high-water mark, and the transitional area shall be 25 feet. Significant impervious surfaces, such as parking lots, are not encouraged in the transition area. Other impervious surfaces should be kept to a minimum of 10 percent in the transition area.	<u>Stormwater Drainage Manual</u> - Unenclosed streams must have a minimum buffer width of 50ft on each side of the open watercourse from the top of the bank. This generally applies to all blue solid or dashed stream lines on current USGS topo quads or any drainage course exhibiting erosion or a discernable high water mark. Other drainage “swales” not including the above may be considered for protection by a “drainage and erosion easement” with a minimum 25ft buffer on each side. <u>Ordinance 856-02 (Hellbranch Overlay)</u> – Stream corridor protection zone shall be kept in as natural state as possible. This area is determined based on the drainage area of the stream.	Follows Franklin County Subdivision Regulations
Floodplains - Subdivision regulations? - Zoning resolutions?	<u>Subdivision Regulations</u> - New subdivision building areas are not encouraged in the floodway fringe. Wells and wastewater treatment systems and facilities shall avoid floodplain areas. <u>Zoning Resolutions</u> – Within the floodway, buildings or structures, including mobile homes for residential, commercial, industrial, agricultural, or other use are prohibited. Waste disposal, landfills, or wastewater treatment facilities are prohibited. Within the flood fringe, flood protection shall be achieved by elevating buildings at least one foot above the base flood elevation. Non-residential structures may be otherwise flood-protected.	<u>Ordinance 1270-83</u> - Within the floodway, no building, structure or premises shall be used, and no building or structure shall be erected which is designed to be used for overnight accommodations by human inhabitants. Any alteration of the terrain through the shifting, addition, or removal of material is prohibited. Within the floodplain, buildings, etc. must be elevated to or above the flood protection elevation or otherwise flood-protected. <u>Ordinance 856-02 (Hellbranch Run Overlay)</u> - Neither the total one hundred (100) year flood storage capacity nor the total area of the one hundred (100) year floodplain shall be reduced. Floodplain fill permits may be granted for fill outside the limits of the stream corridor protection zone upon demonstration by the applicant that any net loss of both the area and the flood storage volume of the one hundred (100) year floodplain will be fully mitigated within the watershed at a site as close as practicable to the area of fill through either the creation of new floodplain or the management and treatment of additional flood volumes equal to those which would have been managed and treated within the lost floodplain.	
Reduction of Impervious Surfaces	Development standards limit impervious surface coverage between 20% and 90% depending on zoning district.	Adoption of Traditional Neighborhood Development Article (3320) creating new zoning districts, which require narrower street widths and a seven-foot tree lawn.	
Erosion and Sediment Controls?	An Erosion and Sediment Control Plan shall be required for major subdivisions, may be required for other development, and shall conform to the “Rainwater and Land Development” manual prepared by ODNR and available through the Franklin Soil and Water Conservation District.	An erosion and sediment control plan is to be submitted and approved prior to any land-disturbing activities on development areas involving earth disturbance of one (1) or more acres, including those development areas being a part of a larger common plan of development or sale. Temporary stormwater runoff controls are to be designed in accordance with the standards and specifications outlined in the latest edition of the U.S. Department of Agriculture Soil Conservation Service’s Manual entitled, “Water Management and Sediment Control for Urbanizing Areas.”	
Stormwater Controls? Briefly Describe	<u>Subdivision Regulations</u> – The TR-55 model shall be used in preparing stormwater management plans. Where a storm drainage pipe is to connect with an existing Columbus storm drain, Columbus’ standards are to be followed. No subdivision or development having inadequate storm drainage, or other wetness, drainage, erosion or flooding impairment shall be approved. Major storm routing path shall convey the 100-year storm without undue threat to property or safety. Depth of flow in streets shall not exceed six inches at street crowns.	The city of Columbus has adopted the Hellbranch Run Watershed Protection Overlay (3372.705), which established the “stream corridor protection zone”, mandates no-net loss of flood storage capacity, standards for minimizing storm water generation, and prohibits disturbance of natural vegetation in stream corridors. Also adopted Ordinance 856-02 (Hellbranch Overlay) – This provides specific guidelines for development in this area regarding detention and treatment as well as conveyance. (See full text for complete guidelines)	
Residential Unit Density - Subdivision Regulations? - Zoning Resolutions?	<u>Subdivision Regulations</u> - Policy of Planning Commission minimum lot size is 2 acres. <u>Zoning Regulations</u> - Although density controls vary with the district, most of the county is in a Rural District that has a minimum lot size of 2.5 acres per dwelling.		
Greenspace and Open Space			

<b>Adopted Plans Recommendations And Drafts (In Italics)</b>	<u>Prairie Township</u> Comprehensive Plan – June, 2003	<u>Brown Township</u> Comprehensive Plan 1992, 1998, update in progress	<u>Pleasant Township</u> Comprehensive Plan-2002	<u>Norwich Township</u> Land Use Plan - 2001	<u>CORF- Darby Creek Stormwater Strategies - 2001</u>
Are Stream Buffers Required? If so, distance and stream type	“Stream Corridor Policies requires preserving natural drainage patterns, promotes open space and protects water quality.	140-foot buffer from creek centerline.		120-foot riparian corridor shall be adopted around all waterways, recommended by Franklin County Greenways Plan.	- Create a variable width, naturally vegetated buffer system along all perennial streams that also encompass critical environmental features such as the 100 year floodplain, steep slopes and freshwater wetlands - Enclosing, straightening, and relocating streams should be discouraged during all new development.
Floodplains - Subdivision regulations? - Zoning resolutions?		Areas within the 100-year floodplain should be designated as open space. The goal of the open space area is conservation of existing land, agriculture, and protection as an undeveloped area. The floodplain is also part of the Environmental Conservation District in the Comprehensive Plan. Development is discouraged in this district.	<i>Review Darby Stormwater Strategies and Hellbranch Run Greenways Plan and revise Comprehensive Plan</i>	Filling of the floodway fringe in discouraged. Channel relocation is discouraged.	Variable width, naturally vegetated buffer system along all perennial streams that also encompass critical environmental features such as the 100-year floodplain, steep slopes, and freshwater wetlands.
Methods to reduce impervious Surfaces?	Minimize impervious surfaces at the site level as well as through efficient, compact development that minimizes roads and parking lots. Amend the zoning resolution to include development standards aimed at minimizing impervious surfaces.		<i>Impervious surfaces should be minimized to prevent excessive runoff and allow for natural groundwater recharge.</i>		- Design residential streets for the minimum required pavement width to support travel, parking, and emergency vehicles. - Reduce parking size by providing compact car spaces, using pervious surfaces for spillover parking areas, and shared parking areas - Incorporate landscaping into cul-de-sacs. - Promote alternate driveway surfaces and shared driveways.
Erosion and Sediment Controls? If so, what and who manages?	Revise the zoning resolution to require that new development that disturbs an area of one acre or more complete a storm water plan based on best management practices (BMPs) as recommended in Franklin County’s NPDES Phase II process. Work with the Franklin SWCD to draft and enforce this amendment				Incentives and flexibility in the form of density compensation, buffer averaging, property tax reduction, stormwater credits, and by-right open space development should be encouraged to promote conservation of stream buffers, forests, meadows, and other areas of environmental value. Off-site mitigation for open space, stormwater management and forest resources (excluding riparian buffers) within the same watershed should also be encouraged.
Stormwater Controls? Briefly Describe	Protect soils from development-related runoff by coordinating zoning review with county, state, and federal stormwater and sediment and erosion control measures  Development of other land disturbing activity should not occur on slopes with grades in excess of 15%	-Filter strips are recommended as important conservation practices along all tributaries within the Township - Stormwater shall not be discharged directly into a receiving stream. Rather, a method should be implemented to “buffer” stormwater surges that might degrade the integrity and	– <i>Platted subdivisions, without central water and sanitary sewer service, should be separated from one another to prevent increased groundwater degradation and soil saturation from on-site wastewater treatment systems. Physical</i>		- Wherever possible provide Stormwater treatment for parking lot runoff using bioretention areas, filter strips, or landscaping islands. - Where conditions permit, vegetated open channels should be used in the street right of way to convey and treat Stormwater - New development should not discharge unmanaged Stormwater - Direct rooftop runoff to pervious surfaces

		performance of a receiving stream, ditch or watercourse.	<i>separation will help protect water quality.</i>		
Residential Unit Density - Subdivision Regulations? - Zoning Resolutions?	<p>1. Limited Growth Option – One unit per acre east of Hamilton Ditch Floodplain. West of the floodplain one use per 5 acres</p> <p>2. Higher Density Option- (Central sewer and water available) – overall density of 2-4 units per acre east of Clover Groff Floodplain and north U.S 40. Areas West of Clover Groff and along U.S. 40 will have a density of one unit per acre.</p> <p>3. Transition Areas - In the middle of the township will develop at highest densities allowed w/o central sewer and 2 units per acre with sewer.</p> <p>- The township will formulate zoning that provides density credits in exchange for meeting environmental objectives.</p>	<p>Low-density development is desired with a maximum net density of .40 homes per acre. It is recommended that the minimum lot size for a single-family residence should be 2.5 acres.</p>	<p><i>Low-density residential from the township line to Hellbranch Run. To provide a transition between the urban community and rural community, lower density is recommended for northwest area of Pleasant Township up to Hellbranch Run.</i></p>		<p><i>Relax side yard setbacks and allow narrower frontages to reduce total road length in the community and overall site imperviousness. Relax front setback requirements to minimize driveway lengths and reduce overall lot imperviousness. Reduce the total length of residential streets by examining alternative street layouts to determine the best option for increasing the number of homes per unit length.</i></p>
Greenspace in Developments Briefly describe	<p>- Incorporate a prohibition on development of steep slopes into the Zoning Resolution. As such, these areas should be considered as primary conservation areas for the purpose of designing conservation developments.</p> <p>- Consider steep slope areas when determining open space ratio compliance as part of a conservation-style development.</p> <p>- Include incentives for conservation-style development in the Zoning Resolution that give minor allowances in exchange for preserving significant open space.</p>	<p>Woodlands are recommended to be protected from adverse impacts and managed as a vital natural resource. Open space in the form of woodlands and the 100-year floodplain are recommended for preservation</p>	<p><i>Cluster Neighborhood, Farm Village and Conservation Village are considered.</i></p>	<p>Developers are to preserve open space onsite.</p> <p>– Trees shall be preserved before and after construction. Natural corridors along roads and waterways shall be preserved. Should have landscaping plans that provide for natural features and plantings</p>	<p>Advocate open space development that incorporates smaller lot sizes to minimize total impervious area, reduce total construction costs, conserve natural areas, provide community recreational space, and promote watershed protection.</p> <p>Clearing and grading of forests and native vegetation at a site should be limited to the minimum amount needed to build lots, allow access, and provide fire protection. A fixed portion of any community open space should be managed as protected green space in a consolidated manner. Clearly specify how community open space will be managed and designate a sustainable legal entity responsible for managing natural, recreational, and stormwater management open space.</p> <p>Conserve trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native plants. Wherever practical, manage community open space, parking lot islands, and other landscaped areas to promote natural vegetation</p>

<b>Adopted Plans <i>Drafts/Recommendations</i> (In Italics)</b>	<u>Franklin County</u>	<u>City of Columbus</u> WP -- The Westland Plan – February, 1994 WCIDC -- West Columbus Interim Development Concept – February, 1991 CCP – Columbus Comprehensive Plan - November, 2000	<u>City of Hilliard</u>  City of Hilliard Master Plan - 1987
Are Stream Buffers Required?		<u>WCIDC</u> – Provide a forested buffer adjacent to tributary streams to act as a filter for run-off, sediments and chemicals. <u>WP</u> – Adopt ODNR recommended natural buffer of 120 feet, or the 100-year floodplain, whichever is greater, along Hellbranch Run and Big Run. Reserve the land as a no-build zone and encourage passive parkland where possible. <u>CCP</u> – Establish a greenways zoning overlay.	
Floodplains		<u>WCIDC</u> and <u>WP</u> - Reserve the land in the 100 year floodplain for recreational and parkland uses.	
Methods to reduce impervious Surfaces?			
Erosion and Sediment Controls?		<u>WP</u> and <u>CCP</u> – Encourage development and enforcement of policies that promote environmental protection during the site development process.	
Stormwater Controls?		<u>WCIDC, WP</u> – Control density of future single-family development to minimize negative impacts of stormwater drainage. <u>WCIDC</u> – Integrate park and rec. facilities into areas that are being used for Stormwater retention. - Conduct a thorough study to determine current limitations of existing system. - Require new development to respect existing natural and man-made drainage systems. Natural drainage systems should be allowed to continue in a natural state or as a man-made alternative where a natural state is not feasible. - Update older, existing Stormwater drainage infrastructure in order to tie in with new development <u>WP</u> – Search for regional not case by case solutions <u>CCP</u> – Implement city policy that storm sewers that carry urban run-off should not flow directly into bodies of water. They should be released into a rip-rap filled channel or artificial wetland.	
Residential Unit Density		<u>WCIDC</u> - Designate the far western portion of the West Columbus Interim Development Concept Clover Groff Ditch to Alton Darby Creek Road) as a very low-density residential area (2 1/2 to 3 acres per unit). <u>WP</u> - Develop the far northwest portion of the Westland planning area as low-density residential (2 units/acre) – higher density should be considered if water and sanitary sewer services become available. Cluster design for developments is encouraged. The Westland Plan reaffirms the existence of the Environmental Conservation District in the northwest corner of the planning area and makes recommendations for land uses ranging from very low residential (1 unit/acre) to a maximum of five units per acre. <u>CCP</u> - The city of Columbus should discourage urban density territorial expansion in areas that should be protected due to significant environmental attributes of the area and discourage development in these areas. The Columbus Comprehensive plan establishes the Environmental Conservation District and recommends against development until further analysis of the environmental issues.	Agricultural or low-density (min. of 2 acres) residential uses (estates on large lots in sub-area 3) recommended for parts of Hellbranch watershed. Uses should be encouraged by zoning policies.
Greenspace in Developments		<u>WCIDC</u> – The remaining woodlots and major wooded tracts in the area should be identified and reserved for open space and aesthetic value wherever possible. The updated <u>Westland Plan</u> includes recommendations for additional parkland and connectivity of the greenspace through multiuse paths and otherwise.	
Open Space/Parks and Rec.?		<u>WCIDC</u> – Ensure that development in the Hellbranch Run Watershed is sensitive to water quality concerns since the Hellbranch empties into Big Darby Creek, a designated scenic river <u>CCP</u> – Protect the Environmental Conservation District: Do not extend water and sewer services, discourage development in the district and support efforts to protect opens space and establish a Metro Park	