

Regulations and Codes	<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	<u>Plain City – Comprehensive Plan 2003</u>
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 ²), (acres)	Frontage (ft)	Max. Cover (%)	With Central Sewage Treatment (ft ²)	Frontage (ft)	Max. Cover (%)
Plain City – Union/Madison County						
<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
West Jefferson – Madison County						
<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>						

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