

<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>	- Minimum Buffer Suggested of 125 for new development	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>

<b>Farmland Preservation</b>	<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>	Protect agricultural lands
<b>Open Space/Parks and Rec.?</b>	<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>R-1 – Low Density Residential</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>R-2 – Medium Density Residential</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) 2,700 (multi)	60 70	
<i>OS – Open Space</i>						