

## ***Coshocton County Regional Planning Commission*** ***Large Lot Development Rules***

With the passage of SB 115, the State Legislature has empowered the Coshocton County Regional Planning Commission (CCRPC) with the authority to implement rules for the proper and orderly development of lots up to 20 acres.

The CCRPC is hereby establishing development rules and review procedures for the approval of new parcels larger than 5.000 acres and smaller than 20.000 acres. These rules and reviews will apply to all new parcels in this size range except that parcels to be used for agricultural or personal recreational purposes only shall be exempt from said rules. Any parcel claiming either of these exemptions shall be marked "Not approved for development." Should the owner of an exempt tract desire to change the use of the property, said owner will be required to obtain CCRPC approval prior to the use change. For purposes of these regulations, parcels intended for agricultural or personal recreational purposes cannot contain permanent dwellings nor wells or septic systems. It will be the developer's responsibility to provide assurance of compliance with these requirements for the parcel to be considered exempt.

Any parcels subject to these rules and reviews shall be treated as a minor subdivision to insure that the health, safety, and welfare of the general public are protected. In addition, the parcels will be reviewed by the appropriate entities to insure that access management, surface and subsurface drainage issues are adequately addressed. This review will be provided by various agencies including, but not limited to, the County Health Department, the County Engineer, and the Soil and Water Conservation District. This review will help to insure that the buyer will be able to use the land for its intended purpose and that the new parcel does not create an undue hardship on the local governmental authorities.

The developer will be required to provide assurance that the proposal does not violate any established conservation practices on the property. Arrangements will need to be made for CAUV recoupment for the conversion of any CAUV acreage from agricultural use.

Only maintained roads will be recognized as viable road frontage. The developer will not be allowed to split along an abandoned or “Class X” road. In addition, the developer will be responsible for road upgrades to support the increased traffic that their project will generate.

The CCRPC has established a width to depth ratio for these regulated parcels as follows:

<b>Lot Size (LS)</b>	<b>Width to Depth</b>
5 ac. < LS < 10 ac.	1 : 3.5
10 ac. < LS < 15 ac.	1 : 4.0
15 ac. < LS < 20 ac.	1 : 4.5

The average width and average depth of the parcel will be used to verify compliance with this requirement. No “flag lots” will be permitted.

The developer shall submit a sketch of the proposed development to the CCRPC for review. CCRPC review fees for these developments will be paid when the sketch is submitted for review. In addition, the other reviewing agencies may have fees for their review services. The timeframe for the review will comply with the schedule as spelled out in the legislation.

Any property to be sold at auction that will result in regulated size tracts must be submitted in sketch form for review and approval prior to the auction. The proposal must reflect the maximum number of parcels that may be sold.

No deeds for new large lots subject to these regulations will be approved without the required reviews.