



COSHOCOTON COUNTY
REGIONAL PLANNING COMMISSION
349 MAIN ST., 2ND FL. ★ COSHOCTON ★ OHIO ★ 43812
PHONE: (740) 622-7776 FAX: (740) 623-6512

April 11, 2022

**CCRPC Small Lot Development
not served by
Public Water and / or Public Sewer**

The CCRPC has established minimum lot sizes for all new lots in major or minor subdivisions not served by public water and sewer systems. The Coshocton County General Health District shall determine the lot size, but in no case shall be less than one acre. Section 9.07(B) spells out the area requirements. See page 34 of the Subdivision Regulations of Coshocton County, dated January 1, 2013, for reference.

The CCRPC wants to encourage responsible development of smaller lots not served by public water and sewer systems. Section 6 - Variances authorizes the CCRPC to modify these requirements, on a case-by-case basis, provided that the public interest is not compromised and the intent and purpose of these regulations are not impaired.

Therefore, if a developer is interested in proposing a small lot development, a meeting must be scheduled with the director of the CCRPC to discuss the concept and requirements needed to be presented for consideration for a reduced minimum lot size variance. Issues that will be needed will include, but are not limited to, the following: sketch plan of concept; soil types; topography; proposed restrictions and covenants for use of the lots; proposed private water and wastewater systems for each lot; management of surface water; and other items determined to be needed for the specific site.

If the answers provided indicate that the small lot development is feasible, the developer may file for a lot size variance for the CCRPC to consider. If the variance is granted, the developer shall then work through Article V, Major Subdivision Approval to complete the process.