

SUBDIVISION REGULATIONS

HANCOCK COUNTY, OHIO

PREAMBLE

THE FOLLOWING SUBDIVISION REGULATIONS RESOLUTION OF THE COUNTY OF HANCOCK, OHIO, INITIALLY ENACTED ON JUNE 30, 1961 AND THEREAFTER AMENDED, ON MAY 2, 2006 AND MOST RECENTLY ON FEBRUARY 26, 2008, AND PURSUANT TO CHAPTER 711, OHIO REVISED CODE, AND FOR THE PURPOSE OF PROTECTING THE PUBLIC HEALTH, SAFETY, COMFORT, CONVENIENCE AND GENERAL WELFARE; AND REGULATING THE DEVELOPMENT OF SUBDIVIDED AREAS; PROMOTING THE PROPER ARRANGEMENT OF STREETS AND LAYOUT OF LOTS; PROVIDING FOR ADEQUATE AND CONVENIENT PROVISION OF OPEN SPACES, UTILITIES, RECREATION AND ACCESS TO SERVICE AND EMERGENCY VEHICLES; PROVIDING FOR ADEQUATE PROVISION OF WATER, DRAINAGE, SEWER, AND OTHER SANITARY FACILITIES; PROVIDING FOR THE ADMINISTRATION OF THESE REGULATIONS AND DEFINING THE POWERS AND DUTIES OF THE ADMINISTRATIVE OFFICERS; PRESCRIBING PENALTIES FOR THE VIOLATION OF THE PROVISIONS OF THIS RESOLUTION OR ANY AMENDMENT THERETO; AND FOR THE REPEAL THEREOF.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF HANCOCK, STATE OF OHIO:

ARTICLE I - TITLE AND PURPOSES

Section 100. TITLE

These Regulations shall be known and may be cited and referred to as the "Subdivision Regulations of the County of Hancock, Ohio": and shall hereafter be referred to as "these Regulations".

Section 101. PURPOSES:

The purposes of these Regulations are to provide for the orderly growth and harmonious development of the County; to secure adequate traffic circulation through coordinated street systems with relation to major thoroughfares, adjoining subdivisions, and public facilities; to achieve individual property lots of maximum utility

and livability; to secure adequate provisions for water supply, drainage and sanitary sewage disposal, and other health requirements; to secure adequate provisions for recreational areas, school sites, and other public facilities; and to provide logical procedures for the achievement of these purposes.

ARTICLE II - DEFINITIONS

Section 200. DEFINITIONS

The following definitions shall apply in the interpretation and enforcement of these Regulations:

Access Management Regulations: Hancock County Access Management Regulations as adopted by the Hancock County Commissioners.

Alley: A dedicated public way affording a secondary means of access to abutting property and not intended for general traffic circulation.

Block: That property abutting one side of a street and lying between the two nearest intersecting streets, or between the nearest such street and railroad right-of-way, unsubdivided acreage, river or live stream; or between any of the foregoing and any other barrier to the continuity of development.

Comprehensive Land Use Plan: A plan, map, or any portion thereof, adopted by the Hancock Regional Planning Commission and the Board of Hancock County Commissioners or Township Board of Trustees showing the general location and extent of present and proposed physical facilities, including housing, industrial and commercial uses, major streets, parks, schools, and other community facilities. This plan establishes the goals, objectives, and policies of the community.

Commission: The Hancock Regional Planning Commission.

County Engineer: A Registered Professional Engineer and Professional Surveyor whom has been elected in a general election in Hancock County.

Crosswalk: Any portion of a roadway at an intersection or elsewhere, distinctly indicated for pedestrian crossing by lines or other markings on the surface;

Dwelling Unit: A building or portion thereof designed for occupancy by one (1) family for residential purposes and having cooking and sanitary facilities.

Easement: A specific area of land over which a liberty, privilege, or advantage is granted by the owner to the public, a corporation, or some particular person or part of the public for specific uses and purposes, and which shall be designated a "public" or "private" easement, depending upon the nature of the user.

Engineer: Any person registered to practice professional engineering by the State Board of Registration as specified in Section 4733.14 Ohio Revised Code.

Flag Lot: A lot so shaped that the majority of the lot area is connected to a public roadway by a narrow strip of land. A typical flag lot configuration is one that would resemble a flag and pole.

Improvements: Street pavement or resurfacing, curbs, gutters, sidewalks, water lines, storm drains, street lights, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of land into building sites.

Intersection: An intersection, for the purposes of the Hancock County Subdivision Regulations and the measurement of the length of roads ending in a cul-de-sac begins at the center of the convergence of a major, minor or neighborhood arterial street that moves traffic in two directions, is connected to at least one other road that does not terminate in a cul-de-sac and is then measured to the center of the cul-de-sac.

Lot: For purposes of these Regulations, a lot is a parcel of land of sufficient size to meet minimum requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street, and may consist of:

- a. A single lot of record;
- b. A portion of a lot of record;
- c. One or more complete lots of record, complete lots of record and portions of lots of record, or portions of lots of record.

Hancock County Thoroughfare Plan: The part of the Comprehensive Land Use Plan which sets forth the location, alignment and dimensions of existing and proposed streets and thoroughfares.

Minor Subdivision: A division of a parcel of land that only requires a survey plat to be approved by a planning authority according to Section 711.131, Ohio Revised Code.

Special Flood Hazard Area: The area of flooding that has a 1 percent chance of being equaled or exceeded in any given year. A base flood may also be referred to as a 100 year storm and the area inundated during the base flood is sometimes called the 100-year floodplain. (FEMA)

Performance Bond or Surety Bond: A guarantee by a subdivider or developer to the Board of Hancock County Commissioners, and approved by the Hancock County Engineer in the amount of the estimated construction cost, as estimated by the project Engineer in his official estimate, assuring the completion of certain physical improvements according to approved plans and specifications, and within the time prescribed by the subdivider's guarantee.

Plat: A map or chart of a subdivision of land;

1. **Preliminary Plat:** A map showing all requisite details of a proposed subdivision submitted to the Commission for purposes of preliminary consideration, prepared in conformance with these Regulations.
2. **Final Plat:** A map of all or part of a subdivision providing substantial conformance to the Preliminary Plat of the Subdivision, prepared in conformance with the requirements of these Regulations, the O.R.C. (Ohio Revised Code) and suitable for recording by the County Recorder.
3. **Survey Plat:** A document prepared by a registered surveyor or engineer, that delineates property lines and shows monuments and other landmarks for the purpose of identifying property. A survey plat is required for approval of a Minor Subdivision.
4. **Subdivision Plat:** A Final Plat including all of the certificates of approval required by local code, the statutes of the State and recorded in the County Recorder's Office.

Public Utility: Any individual, or entity duly authorized to furnish, and furnishing under governmental regulations, to the public: facilities, products, or services such as gas, electricity, sewage disposal, communication, telecommunications, transportation, water, etc.

Public Walkway: A right-of-way dedicated for the purpose of pedestrian access through residential areas, and located so as to connect to two or more streets, or a street and a public land parcel. Example: A pathway connecting the subdivision to a school. Walkways are pedestrian paths that are outside of the normal public right-of-way.

Setback Line: A line established by subdivision regulations and/or a zoning resolution, generally parallel with and measured from the lot line, defining the limits of a yard in which no building, or structure may be located above ground, except as may be provided in said codes.

Sidewalk: That portion of a street between the curb lines, or the lateral lines of a roadway, and the adjacent property lines, intended for the use of pedestrians.

Street: Any street, avenue, boulevard, road, lane, parkway, viaduct, or other way which is an existing state, county, township, or municipal roadway; or, a street or way shown in a plat heretofore approved pursuant to law or approved by official action. A street includes the land between the right-of-way lines, whether improved or unimproved, and may comprise pavement, shoulders, gutters, sidewalks, parking areas and lawns.

1. **Major Thoroughfare:** An arterial street of extended continuity which is intended to serve as a large volume traffic way for both the immediate area and region beyond, and which are designated as such on the Hancock County Thoroughfare Plan.
2. **Secondary Thoroughfare:** A street used primarily to carry traffic from minor streets to major thoroughfares. Such streets are designated as such on the Hancock County Thoroughfare Plan.
3. **Minor Street** or Local Road: A street of limited continuity used primarily for access to abutting properties.
4. **Marginal Access Street:** A minor street paralleling and adjacent to a major thoroughfare which provides access to abutting properties and protection from through traffic.
5. **Boulevard Street:** A street developed with two, one-way pavements, separated by a median.
6. **Cul-De-Sac Street:** A minor street of short length, having one end open to traffic and being permanently terminated at the other end by a vehicular turn-around.

Subdivider: Any individual, or entity commencing proceedings under these Regulations to effect a subdivision of land hereunder for himself or for another.

Subdivision:

1. The division of any parcel of land shown as a unit or as contiguous units on the tax roll next preceding June 30, 1961,

the date of adoption of Hancock County's original Subdivision Regulations, into two (2) or more parcels, sites, or lots, any one of which is five (5) acres or less in area, for the purpose, whether immediate or future, of transfer of ownership; providing, however, that the division or partition of land into parcels of more than five (5) acres not involving any new streets or easements of access, and the sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites, shall be exempted; or

2. The improvement of one or more parcels of land of any size for residential, commercial, or industrial structures or groups of structures involving the division or allocation of land for the opening, widening, or extension of any street or streets, the division or allocation of land as open spaces for common use by owners, occupants, or lease holders, or as easements for the extension and maintenance of public sewer, water, storm drainage or other public facilities.

Surveyor: Any person registered to practice surveying by the State Board of Registration as specified in Section 4733.14 of the Ohio Revised Code.

Variance: A variance is a modification of the strict terms of the regulations where such modification will not be contrary to the public interest, and, where owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship.

Vicinity Map: A drawing located on the plat which sets forth by dimensions or other means, the relationship of the proposed subdivision or use to other nearby developments, landmarks, community facilities and services, and/or watersheds within and adjacent to Hancock County in order to better locate the area in question.

ARTICLE III - SUBDIVISION PROCEDURE

Section 300. INITIAL PLAT INVESTIGATION

The Subdivider is encouraged to meet with the Regional Planning Commission Staff or its designated representative prior to submitting the preliminary plat. The purpose of this meeting is to discuss early and informally the purpose and effect of these Regulations and the criteria and standards contained therein; and

to attempt to familiarize the Subdivider with the laws, regulations and plans as exemplified by the Comprehensive Plan, the Hancock County Thoroughfare Plan, the Parks and Public Open Space Plan, applicable zoning standards, and the drainage, sewerage, and water systems for the County of Hancock and State of Ohio.

Section 301. PRELIMINARY PLAT REQUIRED:

After the initial plat investigation, the Subdivider shall submit a preliminary plat of the proposed subdivision which shall conform to the requirements set forth in this Section. The Preliminary Plat shall be prepared by an Engineer and Surveyor.

The procedure for preparation and submittal of a preliminary plat of the land area to be subdivided shall be as follows:

1. Filing:

- a. Five copies of the preliminary plat of the proposed subdivision, one (1) 11" x 17" reduction of the plat, and one pdf together with a written application shall be submitted to the Hancock Regional Planning Commission.
- b. Submittal to the Commission shall be at least ten (10) business days prior to the next regular Subdivision Review Committee meeting. The filing date shall be the first day that all required materials have been submitted to the Commission. The submittals are due by 12:00 p.m. Should any of the data in this Section 301 be omitted, the Commission Staff shall notify the Subdivider of the additional data required and Commission action shall be delayed until the required data is received. The Commission shall act on the preliminary plat within Thirty (30) days of the date of filing unless the Subdivider agrees in writing to an extension of time.

2. Identification and Description: The preliminary plat shall include:

- a. Proposed name of subdivision
- b. Location by Section, Town and Range, or by other legal description.
- c. Names and addresses of the Subdivider, Owner/Subdivider, Developer and the planner, designer, Engineer and Surveyor who designed the subdivision layout. The Subdivider shall also indicate his interest in the land.
- d. Scale of plat, 1" = 100' as minimum acceptable scale, and

shall be presented on one or more sheets of 22" by 34" in size and in pdf format.

e. Date and northpoint.

3. **Existing Conditions:** The preliminary plat shall include:

- a. A vicinity map at a scale of not less than 1" = 1,000' shall be provided showing the relationship of the subdivision to its surroundings within one-half (1/2) mile.
- b. Boundary line of the proposed subdivision, section or corporation lines within or adjacent to the tract, and overall property dimensions.
- c. Names of all adjacent subdivisions, owners of adjoining parcels of unsubdivided land, and the location of their boundary lines.
- d. Location, widths and names of existing or prior platted streets and public easements within or adjacent to the tract being proposed for subdivision, including those located across abutting roads.
- e. Location of existing sewers, water mains, storm drains and other underground facilities within and adjacent to the tract being proposed for subdivision.
- f. Topography drawn as contours with an interval of not more than two (2) feet. Topography is to be based on current FIRM (Federal Insurance Rate Map) datum.

4. **Proposed Conditions:** The preliminary plat shall include:

- a. Layout of streets indicating proposed street names, right-of-way widths, and connections with adjoining platted streets, and also the widths and location of easements and public walkways.
- b. Layout, numbers and approximate dimensions of lots, including building setback lines showing dimensions.
- c. Indication of parcels of land intended to be dedicated or set aside for public use or for the use of property owners in the subdivision .
- d. An indication of the ownership, and existing and proposed use of any parcels identified as "excepted" on the preliminary plat. If the Subdivider has an interest in or owns any parcel so identified as "excepted", the

preliminary plat shall indicate how this property could be developed in accordance with the requirements of the existing zoning district in which it is located and with an acceptable relationship to the layout of the proposed preliminary plat.

- e. An indication of the proposed systems for water supply, sewage disposal, and storm drainage and control of soil erosion and sedimentation according to standards established by the Hancock County Combined General Health District, the Board of County Commissioners, the County Engineer, and any applicable Sewer District.
- f. In the case where the Subdivider wishes to subdivide a given area, but wishes to begin with only a portion of the total area, the preliminary plat shall include the proposed general layout for the entire area. The part which is proposed to be subdivided first shall be clearly superimposed upon the overall plan in order to illustrate clearly the method of development which the Subdivider intends to follow. Each subsequent plat shall follow the same procedure until the entire area controlled by the Subdivider is subdivided.
- g. Statement of proposed use of lots, giving the type and number of dwelling units and type of business or industry.
- h. Location and approximate dimensions of all existing buildings.
- i. For commercial and industrial development, the location, dimensions, and approximate grade of proposed parking and loading areas, alleys, pedestrian walks, streets and the points of vehicular ingress and egress to the development.
- j. Description of proposed covenants and restrictions.

5. Preliminary Plat Review by Planning Commission:

- a. The Regional Planning Commission staff and applicable agencies shall receive and check for completeness the preliminary plat as required under the foregoing Sections of this Resolution. When complete and basically in conformance with applicable requirements, the staff shall place the proposal on the agenda of the next regular Commission meeting.
- b. The staff shall call a meeting of the Subdivision Review

Committee, and notify the Township Trustees Fiscal Officer in writing at which time the plat shall be reviewed from a technical standpoint. The Subdivision Review Committee shall transmit its recommendation to the Planning Commission.

- c. The Commission shall review all details of the proposed subdivision within the various elements of the Comprehensive Land Use Plan, and within the standards of these Regulations, the Hancock County Access Management Plan and Hancock County Thoroughfare Plan and give cursory review of applicable zoning regulations.
- d. The Commission shall approve conditionally, disapprove, or approve the preliminary plat.
 - (1) Should the approval be a conditional approval, said conditions shall be satisfied by the Subdivider within 30 days or the plat shall be rejected.
 - (2) Should the Commission disapprove the preliminary plat, it shall record the reasons in the minutes of the regular meeting. A copy of the minutes shall be sent to the Subdivider.
 - (3) Should the Commission find that all conditions have been satisfactorily met, it may give approval to the preliminary plat and record in the minutes. The Commission shall distribute copies of same as follows:
 - (a) return one copy to the Subdivider
 - (b) retain one copy which shall become a matter of record in the Commission files
 - (c) forward one copy to the School Board having jurisdiction in the area concerned
 - (d) forward one copy to the Hancock County Combined General Health District
 - (e) forward one copy to the Hancock County Engineer
 - (f) forward one copy to the appropriate Township Trustees

6. **Approval Period:** The approval of the preliminary plat shall be

effective for a period of forty eight(48) months provided there are no changes to the County Subdivision Regulations, local zoning codes, Access Management, or Conveyance Standards, that would require changes to the preliminary plat. If there are substantial changes to the above regulations the preliminary plat must be resubmitted for approval.

Section 302. FINAL PLAT REQUIRED:

The Subdivider, having received approval of the preliminary plat, shall submit a final plat of the subdivision and drawings and specifications of the improvements required therein. The final plat shall have incorporated all changes in the preliminary plat required by the Regional Planning Commission. Otherwise it shall conform to the preliminary plat, and it may constitute only that portion of the approved preliminary plat which the Subdivider proposes to record and develop at the time. The final plat shall bear the seal of a Surveyor and the supplementary information shall bear the seal of an Engineer.

1. Preparation

- a. **Final Plat Form.** The final plat shall be legibly drawn in water proof ink on mylar or other material of equal permanence. It shall be drawn at a scale not less than two hundred (200) feet to the inch, and shall be one or more sheets 22" X 34" maximum in size. If more than one sheet is needed, each sheet shall be numbered and relation of one sheet to another clearly shown. The signatures of all approval authorities shall be original and shall be in waterproof, permanent ink.
- b. **Board of Health Review.** All final plats must be reviewed and approved by the Hancock County Combined General Health District prior to being signed by the President of the Hancock Regional Planning Commission and filed with the Hancock County Recorder. The Subdivider shall provide an appropriate space on the final plat for the Hancock County Combined General Health District to certify its approval thereof. However, if the platted subdivision is to be served by publicly owned and/or operated utilities, the Board of Health signature is waived.
- c. **Regulations Governing Improvements.** The final plat drawings and specifications shall include a set of construction and utility plans, including typical sections, plans and profile views, construction details and estimates of quantities all signed and sealed by a Professional Engineer. These shall be approved in advance by the Hancock County Engineer before submitting the Final Plat. Prior to the granting of approval of the final plat, the Subdivider

shall have installed the minimum required improvements, or shall have furnished a surety or certified check for the amount of the estimated construction cost of the ultimate installation and initial maintenance of the improvements. Before surety is accepted, it shall be approved by the Hancock County Commissioners or their legally authorized designee.

d. **Final Plat Contents.** The final plat shall contain the following information:

- (1) Name of the subdivision, location by section, range and township, or by other survey number; date, northpoint, scale and acreage; acreage shall be indicated by Section and/or Corporation boundaries and all items required by the Ohio minimum standards for boundary surveys and the Hancock County Conveyance Standards.
- (2) Name and address of the Subdividers, the Engineer and Surveyor who prepared the plat and appropriate registration number and seal.
- (3) Bearings and distances to nearest established intersection, an existing subdivision lot corner or established section corner.
- (4) Exact locations, right-of-way, and names of all streets within and adjoining the plat, and building setback lines.
- (5) Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords of all applicable streets within the plat area.
- (6) All easements and rights-of-way provided for public services or utilities.
- (7) All lot numbers and lines with accurate dimensions in feet and hundredths. When lots are located on a curve, the lot width at the building setback line shall be shown.
- (8) Accurate location and description of all monuments and pins.
- (9) Accurate outlines of any area to be reserved for the common use of all property owners. The proposed use and accurate locations shall be shown for each parcel of land to be dedicated to an individual or entity for common use.

- (10) A copy of any restrictions and covenants the Subdivider intends to include in the deeds to the lots in the subdivision which shall not be contrary to Federal, State or County regulations.
- (11) Certification by a Surveyor to the effect that the plat represents a survey made by him and that the monuments shown thereon exist as located and that all dimensional details are correct.
- (12) Notarized certification by the owner or owners of the adoption of the plat and dedication of streets and other public areas.

2. **Final Plat Review:**

- a. Application for Approval of Final Plat.** An application for approval for the final plat shall be submitted to the Regional Planning Commission on forms provided by the Commission, together with five (5) copies of the plat, one (1) 11" x 17" reduction of the plat, one pdf of the plat and any supplementary information specified.

This material shall be submitted at least ten (10) business days prior to the date of any regular Subdivision Review Committee meeting. The filing date shall be the first day that all required materials have been submitted to the Commission. The submittals are due by 12:00 p.m.

- b. Approval of the Final Plat.** Following review by the Subdivision Review Committee, the Regional Planning Commission shall approve or disapprove the final plat within thirty (30) days after it has been filed. Failure of the Commission to act upon the final plat within such time shall be deemed as approval of the plat. If the plat is disapproved, the grounds for disapproval shall be stated in the records of the Commission, and a copy of said record shall be forwarded to the Subdivider. The Commission shall not disapprove the final plat if the developer has done everything that he was required to do and has proceeded in accordance with the conditions and standards specified in the approved preliminary plat. If disapproved, the Subdivider may make the necessary corrections and submit the final plat to the Commission for its reconsideration. If a plat is refused by the Commission, the Subdivider may file a petition within ten(10) days after such refusal in the Court of Common Pleas seeking reconsideration of the action of the Commission.

c. Order of Approval Signatures:

Surveyor

Owner

Hancock County Combined General Health District

County Engineer

City Engineer (if necessary)

HRPC (Hancock Regional Planning Commission) and/or CPC (City of Findlay Planning Commission)

Hancock County Commissioners

County Auditor

County Recorder

3. **Approval Period:** The approval of the Final Plat shall be effective for a period of twelve (12) months and shall guarantee that the terms under which the approval was granted will not be effected by changes to these Regulations during that period. Should the applicant fail to record the Final Plat within 12 (twelve) months of approval the applicant will need to repeat the application process.

Section 303. MINOR SUBDIVISIONS:

Approval without a Subdivision plat of a minor subdivision may be granted by the Hancock Regional Planning Commission subject to the following conditions:

1. The proposed subdivision is located along an existing public road and involves no opening, widening, or extension of any street or road;
2. No more than five (5) lots are involved after the original parcel has been completely subdivided, except as noted in number 8 of this Section below;
3. The proposed subdivision has received written approval of the Hancock County Combined General Health District relative to water supply and method of sewage disposal;
4. The proposed subdivision has received written approval of the Hancock County Engineer relative to proposed drainage and driveway access points per Hancock County's Access Management Regulations;
5. The proposed subdivision is not contrary to applicable subdivision design standards, township zoning regulations, and County Access Management Regulations if such exist.
6. All lots intended for one or two-family dwelling purposes and abutting a Major Thorofare as defined in Section 200 of these Regulations shall bear a side lot or rear lot relationship to such Thorofare, or be provided with a marginal access drive if

a front lot relationship is unavoidable;

7. The property has been surveyed by a registered Surveyor and a boundary survey plat and legal description of the property is submitted with the application for approval.
8. Original parcels divided by one or more public roads, with the original parcels and public roads being in existence since the County Subdivision Regulation's enactment date of June 30, 1961, shall be permitted to have no more than five (5) minor lot splits for a maximum total of ten (10) lots where each lot is a minimum of two (2) acres or more exclusive of roadway easements or any other public street right-of-way, without preparation of a subdivision plat, on each side of the road or roads.
9. Flag lots shall not be less than five (5) acres in area, either in recorded subdivisions or as Minor Subdivisions. In computing the area of a flag lot, the area of the flag "pole" shall not be included. The area of the "flag" itself shall be five (5) acres or more. To ensure future access and orderly development of land adjoining the parcel, the flag "pole" shall extend the full depth of the flag lot. Additionally, to ensure the future ability to utilize the "pole" for access, all improvements or structures shall be set back from the nearest point of the pole not less than thirty (30) feet. Upon timely application, in situations where exceptional topographic or other existing physical conditions render compliance with the required length of the flag "pole" impractical, the Regional Planning Commission may grant such variance as may be needed to effect the purpose of these Regulations.
10. If approval is requested under these provisions, and if the proposed minor subdivision is in compliance with items 1 through 9 above, the Regional Planning Commission shall within seven (7) working days after submission approve such proposed subdivision, and, upon presentation of a conveyance of said parcel, shall stamp "Approved by the Hancock Regional Planning Commission; No Subdivision Plat Required", and the authorized representative of the Commission shall initial the conveyance.

Approval of Minor Subdivisions shall be valid for twelve (12) months from the date of stamping. Should the applicant fail to record the document within 12 (twelve) months of approval the applicant will need to repeat the application process.

Section 304. SUBDIVISIONS INVOLVING PRIVATE STREETS:

Subdivisions employing private streets as a means of access to individual lots are not permitted.

Section 305. LARGE LOT DEVELOPMENT REGULATIONS:

Per ORC Section 711.133, Platting (5 to 20 Acres)

These regulations pertain to the proposed division of a parcel of land along an existing public street, ranging in size from not less than five (5) acres to not more than twenty (20) acres, which does not involve the opening, widening or extension of any street or road. Application for approval shall be made to the Hancock Regional Planning Commission for the establishment of any lot without a plat in accordance of this section. The proposed subdivision of land shall not be contrary to applicable zoning regulations, health regulations pertaining to water and sewage systems, access management regulations, and existing surface and subsurface drainage requirements as adopted by Hancock County and its administrative divisions.

1. Parcel Divisions

Parcel splits containing a minimum of 5.001 acres and up to and including 20 acres in the unincorporated areas of Hancock County shall be regulated by this section.

2. Review Authority

The proposed parcel split shall conform to the following where applicable:

- Zoning Regulations
- Health Regulations, including regulations governing household sewage disposal systems
- Sanitary Regulations
- Access Management Regulations

3. Lot Size: 5.001 acres up to and including 20 acres

Minimum Lot Frontage: 275 ft. measured at the right-of-way line
Maximum Width to Depth Ratio: 3 x 1
Flag lots are exempted.

4. Survey

A certified survey will be required. A survey may be waived by the County Engineer at their discretion if the split can be described as a fractional description.

5. Filing Fee

A filing fee shall be required for each proposed lot split application, which shall be paid in full upon submittal of the application.

6. Time Period for Review of Large Lot Developments:

1-6 parcels	7 calendar days
7-14 parcels	14 calendar days

15 or more

21 calendar days

Upon presentation of an approved conveyance of said parcel, the conveyance shall be stamped "Approved by Hancock Regional Planning Commission: No Subdivision Plat Required" and numbered, dated and initialed.

7. Agricultural Exemptions

Parcel splits utilized for the purpose of agricultural uses are exempt from large lot development regulations. A lot split application shall be filed and the Hancock Regional Planning Commission shall determine that such parcel complies for exemption, per the following standards:

a. The seller and/or buyer shall certify that the parcel will be used exclusively for agricultural purposes.

b. Exemption Requirements:

No new residence shall be constructed on the parcel. Existing homesteads are permitted. The parcel may be in an Agricultural District, Agricultural Security Zone, or the Ohio CAUV Program.

c. Any future division of said parcel or change in use of said parcel shall not be exempted and must comply with Subdivision Regulations and local Zoning Regulations, where applicable.

d. All conveyances under this section for agricultural land uses shall be stamped "No Approval or Plat Required per ORC 711.133" and shall be numbered, dated and initialed. The Regional Planning Commission may require additional statements on the property deed for compliance of these regulations.

e. For purposes of this Section, the terms "agricultural purposes" shall be defined as follows:

Agricultural Purposes: a parcel or parcels that are devoted exclusively to animal or poultry husbandry, aquaculture, apiculture, and the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental trees, sod, or flowers or other similar agricultural uses.

8. Appeal by Applicant

An applicant that has been denied approval of a lot split may file an appeal with the Court of Common Pleas as set forth in the ORC Chapter 711.

ARTICLE IV - SUBDIVISION DESIGN STANDARDS

The regulations of this Article shall control the manner in which streets, lots, and other elements of a subdivision are arranged on the land. These design controls shall help insure convenient and safe streets, creation of usable lots, provision of space for public utilities, and reservation of land for recreational uses. The planning of attractive and functional neighborhoods shall be prompted, minimizing the undesirable feature of unplanned, haphazard growth.

Section 400. STREETS:

Streets in proposed subdivisions shall conform to at least the following minimum requirements:

1. Location and Arrangement:

- a. The proposed subdivision shall conform to the various elements of the Hancock County Comprehensive Plan and shall be considered in relation to the existing and planned Major and Secondary Thoroughfares, and such streets shall be platted in the location and width indicated on such Plan.
- b. The **commission may require a** street layout (stub street), when beneficial to the public interests, that provides for continuation of Secondary Thoroughfares and minor streets in adjoining subdivisions or the proper projection of streets when adjoining property is not subdivided.
- c. The street layout shall include minor streets so laid out that their use by through traffic shall be discouraged.
- d. Should a proposed subdivision border on or contain an existing or proposed Major thoroughfare, the Commission shall require marginal access streets, reverse frontage, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of traffic and reduction of traffic hazards by minimizing the number of curb cuts.
- e. Should a proposed subdivision border on or contain a railroad, expressway, or other limited access highway right-of-way, the Commission may require the location of a street approximately parallel to and on each side of such right-of-way at a distance suitable for the development of

the intervening land. Such distances shall be determined with due consideration of the minimum distance required for approach grades to future grade separation.

- f. Half streets shall be prohibited, except where absolutely essential to the reasonable development of the subdivision in conformity with the other requirements of these Regulations, and where the Commission finds it will be practicable to require the dedication of the other half when the adjoining property is developed. Wherever there exists adjacent to the tract to be subdivided, a dedicated or platted and recorded half street, the other half shall be platted.
- g. Permanent dead-end streets without a cul-de-sac shall not be permitted. Temporary dead-end streets shall be permitted only as part of a continuing street plan, and only if a temporary **cul-de-sac** is provided and provisions for **its** maintenance and removal are **provided**.

2. **Right-of-way Widths:** Street right-of-way widths shall conform to at least the following minimum requirements:

<u>STREET TYPE</u>	<u>RIGHT-OF-WAY WIDTHS</u>
a. Major Thoroughfare	120' or in conformance with Hancock County Thoroughfare Plan
b. Secondary Thoroughfare	80'
c. Industrial Service Streets	80'
d. Multiple-family residential streets (where platted)	60'
e. Minor (single-family residential) streets	60'
f. Marginal Access Streets	35'
g. Cul-de-Sac Streets - Turn-Arounds	
(1) Industrial	75' radius
(2) Residential & Others	60' radius

- h. Length for cul-de-sac streets shall not exceed 600 feet in residential developments or 1000 feet in industrial developments.
- 3. **Street Geometrics:** Standards for maximum and minimum street grades, vertical and horizontal street curves and sight distances shall be established by the County Engineer.
- 4. **Street Intersections:** Streets shall be laid out so as to intersect as nearly as possible to ninety (90) degrees. Curved streets intersecting with Major Thoroughfares and Secondary Thoroughfares shall do so with a tangent section of centerline not less than fifty (50) feet in length, measured from the right-of-way line of the Major or Secondary Thoroughfare.
- 5. **Street Jogs:** Street jogs with centerline offsets of less than two hundred fifty (250) feet shall be prohibited unless a variance is approved.

Section 401. BLOCKS:

Blocks within subdivisions shall conform to the following standards:

1. **Sizes**

- a. Blocks shall not exceed one thousand, four hundred (1,400) feet in length, except where, in the opinion of the Commission, conditions may justify a greater distance.
- b. Widths of blocks shall be determined by the condition of the layout and shall be suited to the intended layout.

2. **Public Crosswalks:**

- a. Location of public crosswalks shall be required by the Commission to obtain satisfactory pedestrian access to public or private facilities, or where blocks exceed nine hundred (900) feet in length.
- b. Public crosswalks shall be in the nature of an easement for this purpose.

3. **Easements:**

- a. Location of utility line easements shall be provided along the rear or side lot lines as necessary for utility lines. Easements shall give access to every lot, park or public grounds. Such easements shall be a total of not less than fifteen (15) feet wide, seven and one-half (7 and 1/2) feet from each parcel. No buildings, trees, landscaping or obstructions shall be permitted in these areas.
- b. Recommendations on the proposed layout of telephone and electric company easements should be sought from all of the utility companies serving the area. It shall be the responsibility of the Subdivider to submit copies of the preliminary plat to all appropriate Public Utilities.
- c. Easements not less than three (3) feet in width shall be provided where needed along side lot lines so as to provide for street light dropouts. Prior to the approval of the final plat for a proposed subdivision, a statement shall be obtained from the appropriate utility indicating that easements have been provided along specific lots. A notation shall be made on the final plat indicating: "The side lot lines between lots (indicating lot numbers) are subject to street light dropout rights granted to the (name of utility company)."

Section 402. LOTS:

A. Lots within platted subdivisions shall conform to the following standards:

1. **Sizes and Shapes:**

- a. The size, width, depth and shape in any proposed subdivision proposed for residential uses shall be appropriate for the location and the type of development contemplated.
- b. When a subdivision is to be connected to public sanitary sewer facilities or to a community sewage disposal plant, and when lots in such subdivision are intended for single-family residential use, all lots shall have a minimum width of sixty-five (65) feet at the road right-of-way line and a minimum area of seven thousand, eight hundred (7,800) square feet.

Whenever either public or community sewage disposal facilities are not available, lots intended for single-family residential use shall have a minimum width of one hundred seventy-five (175') feet at the road right-of-way line and a minimum area of two (2) acres exclusive of any roadway easement or public street right-of-way.

In areas where Township zoning regulations are in effect, the lot width and lot area requirements of such zoning regulations shall control if more restrictive.

- c. Unless otherwise controlled by Township zoning regulations, the minimum front yard setback shall be thirty (30) feet. In the case of a rear yard abutting a side yard, the side yard setback shall be not less than the minimum front yard setback required herein, and all regulations applicable to a front yard shall apply.
- d. Corner lots in residential subdivisions shall be platted at least ten (10) feet wider than the minimum width permitted by these regulations or any applicable zoning regulations.
- e. Excessive lot depth in relation to width shall be avoided. A depth-to-width ratio of 3 to 1 shall be considered a maximum.
- f. Flag lots shall not be less than five (5) acres in area, either in recorded subdivisions or as Minor Subdivisions. In computing the area of a flag lot, the area of the flag "pole" shall not be included. The area of the "flag" itself shall be five (5) acres or more. To ensure future access and orderly development of land adjoining the parcel, the flag "pole" shall extend the full depth of the flag lot. Additionally, to ensure the future ability to utilize the "pole" for access, all improvements or structures shall be set back from the nearest point of the pole not less than thirty (30) feet.

Upon timely application, in situations where exceptional topographic or other existing physical conditions render compliance with the required length of the flag "pole" impractical, the Regional Planning Commission may grant such variance as may be needed to effect the purpose of these Regulations.

- g. Lots intended for purposes other than residential use shall be specifically designed for such purposes, and shall have adequate provision for off-street parking, setbacks, and

loading and unloading areas.

- h. Lots may not be created by dividing land at the ends of stub streets in adjacent subdivisions, such stub streets being intended to provide continuity of street systems in adjoining subdivisions.
- i. To provide adequate right-of-way for future public roadways, all parcels shall be provided not less than sixty (60) feet of frontage on a public roadway, or on a private roadway that has been approved as part of a record subdivision plat. In the case of a flag lot, the flag "pole" shall have a width of sixty (60) feet for its entire length.
- j. Two parcels may share one sixty (60) feet wide easement of access. If any more parcels without road frontage or proposed the easement of access must be converted to public right-of-way and a public street constructed to the standards within this document.

2. Arrangement:

- a. Every lot shall front on or abut a public street, except that private streets existing prior to the effective date of these Regulations, and which have existed as easements of access and are so recorded in the records of Hancock County, may remain as private roadways.
- b. Wherever practical, side lot lines shall be at right angles or radial to the street right-of-way lines.
- c. Residential lots abutting Major Thoroughfares, where marginal access streets are not desirable or possible to attain, shall be platted with reverse frontage lots, or with side lot lines parallel to the major traffic streets. This requirement may be waived by mutual consent of the Planning Commission and the County Engineer.
- d. Lots shall have a front-to-front relationship across all streets where possible.

B. Lots approved as minor subdivisions shall conform to the following standards:

1. Sizes and Shapes:

- a. When a subdivision is to be connected to public sanitary

sewer facilities or to a community sewage disposal plant, and when lots in such subdivision are intended for single-family residential use, all lots shall have a minimum width of sixty-five (65) feet at the road right-of-way and a minimum area of seven thousand, eight hundred (7,800) square feet.

Whenever either public or community sewage disposal facilities are not available, lots intended for single-family residential use shall have a minimum width of one hundred seventy-five (175) feet at the road right-of-way line and a minimum area of two (2) useable acres exclusive of any roadway easement or public street right-of-way. Whenever sanitary sewer facilities are not reasonably accessible and a community sewage disposal plant is not required, lots shall be increased in area by ten thousand (10,000) square feet for each dwelling unit in excess of one (1).

In areas where Township zoning regulations are in effect, the lot width and lot area requirements of such zoning regulations shall control if more restrictive.

- b. Unless otherwise controlled by Township zoning regulations, the minimum front yard setback shall be thirty (30) feet. In the case of a rear yard abutting a side yard, the side yard setback shall be not less than the minimum front yard setback required herein, and all regulations applicable to a front yard shall apply.
- c. Flag lots shall not be less than five (5) acres in area, either in recorded subdivisions or as Minor Subdivisions. In computing the area of a flag lot, the area of the flag "pole" shall not be included. The area of the "flag" itself shall be five (5) acres or more. To ensure future access and orderly development of land adjoining the parcel, the flag "pole" shall extend the full depth of the flag lot. Additionally, to ensure the future ability to utilize the "pole" for access, all improvements or structures shall be set back from the nearest point of the pole not less than thirty (30) feet.

Upon timely application, in situations where exceptional topographic or other existing physical conditions render compliance with the required length of the flag "pole" impractical, the Regional Planning Commission may grant such variance as may be needed to affect the purpose of these Regulations.

- d. Lots intended for purposes other than residential use shall be specifically designed for such purposes, and shall have adequate provision for off-street parking, setbacks, and loading and unloading areas.
- e. Lots may not be created by dividing land at the ends of stub streets in adjacent subdivisions, such stub streets being intended to provide continuity of street systems in adjoining subdivisions.
- f. To provide adequate right-of-way for future public roadways, all parcels shall be provided not less than sixty (60) feet of frontage on a public roadway, or on a private roadway that has been approved as part of a record subdivision plat. In the case of a flag lot, the flag "pole" shall have a width of sixty (60) feet for its entire length.

2. Arrangement:

- a. Every lot shall front on or abut a public street, except that private streets existing prior to the effective date of these Regulations, and which have existed as easements of access and are so recorded in the records of Hancock County, may remain as private roadways.
- b. Wherever practical, side lot lines shall be at right angles or radial to the street right-of-way lines.
- c. Lots shall have a front-to-front relationship across all streets where possible.

Section 403. NATURAL FEATURES:

To the greatest extent possible, the natural features and character of land must be preserved. Due regard must be shown for all natural features such as large trees, natural groves, and similar community assets that will add attractiveness and value to the property if preserved. The preservation of drainage and natural stream channels must be considered by the Subdivider and dedication and provision of adequate barriers where appropriate, shall be required.

Section 404. FLOOD AREAS, STORM DRAINAGE AND DITCHES:

All subdivisions shall conform to the Hancock County Flood Damage Prevention Regulations, as approved by the Hancock County Commissioners on May 9, 1991, and pursuant to Ohio Revised Code Chapters 307.37 and 307.85 and any amendments thereto. Such Regulations are maintained by the Hancock County Engineer.

1. Development Criteria:

- a. No encroachment by either fill material or future structures shall be permitted in the area identified as "Floodway" on FEMA mapping. Modifications of Floodway areas shall only be permitted if an engineering analysis demonstrates to the satisfaction of the County Engineer that such modifications will not result in detrimental impacts either up or downstream.
- b. Development within Flood Hazard Areas shall not result in any decrease in the flood storage capacity of the flood plain area. Therefore, any subdivision proposed in Flood Hazard Areas shall be accompanied by a grading plan indicating how land balancing may be achieved, and how all building sites can be elevated above the base flood elevation for that location. Streets must be designed to maintain a minimum of 10' of dry passage (5' each side of centerline) during a 100 year storm event.
- c. If a subdivision is approved in a Flood Hazard Area, the Subdivider shall be required to post a performance bond guaranteeing execution of the grading plan. The grading plan shall be executed and the results certified by an Engineer prior to the Plat being signed by the County Engineer and submitted to the County Recorder. The plat shall be accompanied by restrictive covenants prohibiting the placement of any fill material in areas lying below the base flood elevation, and the Subdivider shall be responsible for enforcement of the covenants until all lots in the subdivision have been conveyed to others.

2. Areas of Poor Drainage:

If a subdivision is located in an area having poor drainage based on the Hancock County Soil Survey or other adverse physical characteristics, the Commission may approve the subdivision provided the Subdivider agrees to perform such improvements, as determined by the County Engineer, that will render the area safe for the intended use. To guarantee the improvements, the Subdivider shall furnish a surety bond or certified check covering the cost of the required improvements.

3. **Flood Control and Storm Drainage Facilities:**

Flood control or storm drainage facilities shall be provided as follows:

- a. The basis for determining stormwater conveyance shall be a 10 year storm. The minimum pipe size shall be **12** inches diameter.
- b. All stormwater to be discharged from the platted area shall be detained based on a 100 year storm volume. The release rate from the detention areas shall be based on emptying the full 100 year volume over a 48 hour or more period unless the County Engineer determines that a lower discharge rate is necessary to protect the existing downstream point of discharge. The calculations shall be subject to the review and approval of the Hancock County Engineer.
- c. All lots within recorded subdivisions shall be provided positive drainage so as to avoid areas of standing water.
- d. Access to flood control or storm drainage ditches and channels shall be by means of easements. Such easements shall be not less than thirty (30) feet in width, exclusive of the width of the ditch or channel, and an easement of this type shall be provided on one (1) side of a flood control or storm drainage ditch, channel, or similar type facility.
- e. Flood control or storm drainage easements containing underground facilities shall have a minimum width of ten (10) feet.
- f. Whenever a flood control or storm drainage ditch or channel has a depth of five (5) feet or more, or a bank slope of two (2) feet horizontal to one (1) foot vertical or steeper, a five (5) foot high masonry wall or chain link fence may be required by the Commission.
- g. Provisions shall be made to provide an emergency overflow route, from the detention areas to the point of discharge, in the event a storm exceeds the 100 year detention capacity. The overflow shall be to an open ditch or watercourse and designed to carry a 25 year, 24 hour storm event. The overflow route must not adversely impact adjoining properties.
- h. All subdivisions shall petition the County Board of Commissioners under Chapter 6131.63 of the Ohio Revised Code (ORC) for maintenance of drainage structures and systems (i.e. open ditches, detention ponds, storm sewer

and outlet channels) for areas outside public road right-of-way and within a drainage easement prior to approval of Final Plat.

ARTICLE V - IMPROVEMENTS

The improvements set forth under this Article are to be considered as the minimum acceptable standard. All improvements for which standards are not specifically set forth herein shall have said standards approved by Resolution of the Board of County Commissioners. All improvements must meet the approval of the County Engineer.

Prior to the undertaking of any improvements, the Subdivider shall deposit with the Board of County Commissioners or their legally authorized designee, cash, a certified check, irrevocable bank letter of credit, or a surety bond to insure faithful completion of all improvements within the time specified. The amount of the deposit shall be set by the County Commissioners based upon an estimate by the County Engineer. The County Commissioners shall release the performance bonding as work is completed and approved by the County Engineer.

Prior to the acceptance of improvements by the County, a two (2) year maintenance bond in an amount set by the County Commissioners shall be posted by the Subdivider.

Improvements shall be provided by the Subdivider in accordance with the standards and requirements established in this Article V and/or any other such standards and requirements which may from time to time be established by Resolution of the Board of County Commissioners.

Section 500. STREETS:

All streets and appurtenances thereto shall be constructed using asphalt or concrete per ODOT's most recent specifications.

Section 501. PUBLIC UTILITIES:

1. **Requirements for Underground Wiring:** The subdivider shall make arrangements for all lines for telephone, electric, television and other similar services distributed by wire or cable to be placed underground entirely throughout a newly subdivided area, except for Major and Secondary Thoroughfare rights-of-way, and

such conduits or cables shall be placed within private easements provided to such public utility service companies by the developer or within dedicated public ways; provided, however, that overhead lines may be permitted within the limits of said newly subdivided area upon approval of the Commission and Board of County Commissioners and the County Engineer at the time of final plat approval where it is determined that overhead lines will not constitute a detriment to the health, safety, general welfare, plat design and character of the subdivision. It is recognized that the cost of such underground construction at this time may exceed the cost of overhead construction, and that the excess should be borne in some fashion by those who benefit from it, rather than all customers. When the utility company finds that underground construction is not feasible or economical within said new subdivision, written objection thereto shall be made to the Planning Commission. All such facilities placed in dedicated public ways shall be planned so as not to conflict with other underground utilities. All such facilities shall be constructed in accordance with National Electrical Safety Code. All drainage and underground utility installations which traverse privately owned property shall be protected by easements granted by the Subdivider to the Utility or appropriate County Agency.

2. **Storm Drainage System and Other Drainage Improvements:** Per plans approved by the County Engineer, including those improvements made as part of the Section 404.3.g Petition Ditch.
3. **Sewage Disposal:** Per plans approved by the Hancock County Combined General Health District, or the Ohio Environmental Protection Agency, depending upon jurisdiction.
4. **Water Supply - Water Distribution System:** Per plans and standards approved and in conformance with the Regulations of the Hancock County Combined General Health District, and/or the Ohio Environmental Protection Agency.

Section 502. OTHER IMPROVEMENTS:

1. **Sidewalks:** Sidewalks shall be provided on both sides of all road rights-of-way's within a subdivision. All sidewalks shall meet or exceed ADA standards. Sidewalks shall be constructed of concrete and be a minimum of four (4) inches thick or six (6) inches thick across driveways. Sidewalks are required to be installed within 120 days of completion of the primary

structure or issuance of a certificate of occupancy.

2. **Public Walkways:** Walkways shall be at least twelve (12) feet in width. Planting pockets shall be provided in public walkways for tree and shrub planting. The planting plan and surface treatment shall meet the approval of the Commission. Fences and other improvements may also be required if the Commission determines they are necessary to protect the adjacent property owners.
3. **Street Signs:** Street name signs shall be placed at all street intersections with street names visible from two directions, as approved by the County Engineer and compliant with current OH MUTCD (Manual on Uniform Traffic Control Devices). Traffic regulations signs, as may be required, will be located as required by the County Engineer.

ARTICLE VI - JURISDICTION

These Regulations shall be applicable to all subdivisions of land within the unincorporated areas of Hancock County other than land within three (3) miles of the Cities of Findlay and Fostoria, Ohio as provided in section 711.09 of the Ohio Revised Code. The Hancock Regional Planning Commission shall have the power of final approval of the plats.

The approvals required under the provisions of these Regulations shall be obtained prior to the installation of any subdivision or project improvements within Hancock County in public streets, public alleys, public rights-of-way, public reservations, or public easements, or under the ultimate jurisdiction of the County, and shall comply with all the provisions and requirements of this or any other related resolution.

ARTICLE VII - INTERPRETATION

The provisions of these Regulations shall be held to be the minimum requirements adopted for the promotion and preservation of public health, safety and general welfare, and to improve, protect, and preserve the environment of Hancock County. These Regulations are not intended to repeal, abrogate, annul or in any manner interfere

with existing regulations or laws of the County, nor conflict with any laws of the State of Ohio, except that unless otherwise noted herein these Regulations shall prevail in cases where these Regulations impose a greater restriction than is provided by existing laws or regulations.

ARTICLE VIII - VIOLATIONS AND PENALTIES

The following penalties shall apply to the violation of these Regulations:

1. Whoever violates any rule or regulation adopted by the Board of County Commissioners for the purpose of setting standards and requiring and securing the construction of improvements within a subdivision or fails to comply with any order pursuant thereto is creating a public nuisance and the creation thereof may be enjoined and maintenance thereof may be abated by action at suit of the County or any citizen thereof. Whoever violates these Regulations shall forfeit and pay not less than one hundred (100) dollars nor more than one thousand (1,000) dollars. Such sum may be recovered with costs in a civil action in the Court of Common Pleas of Hancock County. Each day that a violation is permitted to exist shall constitute a separate violation.
2. A County Recorder who records a plat contrary to the provisions of these Regulations shall forfeit and pay not less than one hundred (100) dollars nor more than five hundred (500) dollars, to be recovered with costs in a civil action by the Prosecuting Attorney in the name and for the use of Hancock County.
3. Whoever, being the owner or agent of the owner of any land within the jurisdiction of these Regulations, transfers any lot, parcel or tract of such land from or in accordance with a plat of a subdivision before such plat has been recorded in the Office of the County Recorder, shall forfeit and pay the sum of not less than one hundred (100) dollars nor more than five hundred (500) dollars for each lot, parcel, or tract of land so sold. The description of such lot, parcel, or tract by metes and bounds in the deed or transfer shall not serve to exempt the seller from the forfeiture provided in this Section.

ARTICLE IX - SEVERABILITY

If any section, paragraph, clause, phrase or part of these Subdivision Regulations is for any reason held invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of these Regulations; and the application of those remaining valid provisions to any person or circumstances shall not be affected thereby.

ARTICLE X - REPEAL

All Resolutions and amendments thereto enacted or adopted by the Board of County Commissioners inconsistent with the provisions of these Regulations are hereby repealed, as of the effective date of these Regulations. The repeal of the above Resolutions and their amendments do not affect or impair any act done, offense committed or right accruing, accrued or acquired or liability, penalty, forfeiture or punishment incurred prior to the time enforced, prosecuted or inflicted.

ARTICLE XI - VARIANCE

The following regulations shall govern the granting of variances. The developer shall apply for specific variances for any proposed development specifications not compliant with these Regulations.

1. Where the Hancock Regional Planning Commission finds that undue and unnecessary hardship may result from strict compliance with these Regulations, it may grant a variance as defined in ARTICLE II of these Regulations. Such variations shall not have the effect of nullifying the intent and purpose of these Regulations, the Comprehensive Plan, or the Zoning Resolution, if such exist.
2. In granting variances or modifications, the Hancock Regional Planning Commission may require such conditions as will, in its judgment, secure substantially the objective of the standards or requirements so varied or modified.

ARTICLE XII - APPEAL

Any person who believes he has been aggrieved by these Regulations or the action of the Hancock Regional Planning Commission, has the rights of appeal as set forth in Chapter 711 of the Ohio Revised Code or any other applicable Section of the Ohio Revised Code.

ARTICLE XIII - ENACTMENT

Section 1300. EFFECTIVE DATE:

These Regulations shall become effective from and after the date of its approval and adoption by the Hancock Regional Planning Commission and Board of County Commissioners after Public Hearing and certification to the Hancock County Recorder.

ADOPTED AS AMENDED:

Date

ss: _____
Hancock County Commissioner

ss: _____
Hancock County Commissioner

ss: _____
Clerk

ss: _____
Hancock County Commissioner

Amendments: May 15, 1973
April 30, 1992
December 3, 1994
March 22, 2001
July 11, 2002
October 19, 2004

May 2, 2006
February 26, 2008
November 21, 2019

Revised 2.08

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