

Huron
County
Subdivision
Regulations
Amended
2013

**ADOPTED BY
THE HURON COUNTY BOARD OF
COMMISSIONERS**

GARY W. BAUER

JOE HINTZ

TOM DUNLAP

Huron County Subdivision Regulations 2008

**ADOPTED BY
THE HURON COUNTY BOARD OF
COMMISSIONERS**

MIKE ADELMAN

GARY W. BAUER

RAPLH A. FEGLEY

2008 SUBDIVISION REVIEW COMMITTEE

Cary Brickner, Huron Soil & Water Conservation District

John Conglose, OSU Extension/Huron County Development Council

Gary Gillen, P.S., Huron County Engineer's Office

Gerald Hanko, Planning Commission Member

Russel P. Hetrick, P.S., Huron County Planning Commission Chairman

Jack Jump, Huron County General Health District

Joseph B. Kovach P.E., P.S., Huron County Engineer

Kathleen T. Kuhlman, Tax Map Office

Robert A. Kolopus, P.E., P.S., Huron County Engineer's Office

Lawrence V. McGlinchy, P.E., P.S., Huron County Engineer (Retired)

William Ommert, Emergency Management Agency

Martin Tremmel, Huron County General Health District

B. J. Whitaker, Tax Map Office (Retired)

2013 AMENDMENTS REVIEW COMMITTEE

Cary A. Brickner, Administrator, Huron Soil & Water Conservation District

Gary L. Gillen, P.S., Huron County Engineer's Office

Gerald Hanko, Planning Commission Member

Russel P. Hetrick, P.S., Planning Commission Member

Eric Cherry, Huron County General Health District

Joseph B. Kovach, P.E., P.S., Huron County Engineer

Mary Wilhelm, Tax Map Office

Jason Roblin, Director, Huron County E.M.A.

Adam Weaver, P.E., P.S. Planning Commission Member

David Freitag, City of Bellevue, Planning Commission Member

Daivia Kasper, Huron County Prosecutor's Office

TABLE OF CONTENTS

201	General Provisions	Page
	201.01 Title	1
	201.02 Purpose and Intent	1
	201.03 Authority	2
	201.04 Jurisdiction	2
	201.05 Enactment	2
	201.06 Interpretation, Conflict and Severability	3
	A. Interpretation and Conflict	3
	B. Severability	3
	201.07 Saving Provision	4
	201.08 Reservations and Repeals	4
	201.09 Amendments	4
	201.10 Public Purpose	4
	201.11 Variances, and Appeals	5
	A. Variances	5
	B. Appeals	7
	201.12 Nonconformances	7
	201.13 Enforcement, Violations, and Penalties	7
	201.14 Prohibitions	8
	A. Recording of Plat	8
	B. Revision of Plat after Approval	8
	C. Sale of Land within Subdivisions	8
	D. One Dwelling per Parcel	8
	E. Easements	9
	201.15 Administration	
	A. Planning Department	9
	B. Planning Commission	9
	C. County Commissioners	10
	D. Technical Review Committee	10
	201.16 Development Permits	11
	201.17 Subdivision Fees	12
202	Definitions	
	202.01 Rules of Construction	13
	202.02 Definitions	13
203	Major Subdivision	
	203.01 Purpose and Intent	29
	203.02 Comprehensive Land Use Plan Policies	29

203.03 Subdivision Types	29
A. Rural Subdivision	30
B. Semi-Rural Subdivision	30
C. Open Space Subdivision	30
D. Village Cluster Subdivision	30
203.04 Development Standards	31
A. General	31
B. Subdivision Type	31
C. Homeowners Association	32
203.05 General Procedures	34
A. Applicability	34
B. Concept Plan	36
C. Preliminary Plat	38
D. Construction Documents	41
E. Final Plat	41
203.06 Submittal Requirements	45
A. Concept Plan Submittal	45
B. Preliminary Plat Submittal	47
C. Construction Documents Submittal	53
D. Final Plat Submittal	54
204 Minor Subdivision & Large Lot Division	
204.01 Purpose and Intent	56
204.02 Comprehensive Land Use Plan Policies	56
204.03 Applicability	57
204.04 Development Standards	57
A. Criteria for Establishing Lots	57
B. Dimensional Standards	57
204.05 General Procedures	58
A. Minimum Conditions for Approval	58
B. Procedure	58
204.06 Submittal Requirements	60
204.07 Original Tract Definition	63
204.08 Agricultural, Recreational Purposes Exemption, Minor Subdivisions	63
204.08 Agricultural, Recreational Purposes Exemption Minor Sub. Form	66
204.10 Large Lot Division	68
A. General	68
B. Pre-Application Meeting	68
C. Survey Requirement	69
D. Lot Frontage Requirement	69
E. Lot Depth to Width Ratio	69
F. Application Submittal Requirements	69
G. Review and Approval	71
H. Agricultural and Personal Recreational Purposes Exemption	72
Certification for Agricultural/Recreational Exemption Form	75
205 Commercial and Industrial Subdivisions	

205.01 Purpose and Intent		76
205.02 Comprehensive Land Use Plan Policies		76
205.03 Development Guidelines		77
A. Development Standards		77
205.04 General Procedures		78
205.05 Submittal Requirements		78
206 Planning Principles and Design Standards		
206.01 Purpose and Intent		81
206.02 General Standards		81
A. Conformance to Applicable Rules and Regulations		81
B. Adequate Public or Private Facilities		82
C. Self-Imposed Restrictions		83
D. Access		83
E. Monuments and Coordinate Data		83
F. Suitability of the Land for Development		83
G. Subdivision Name		84
H. Surety for Public Improvements		84
I. Development Agreement		84
206.03 Lots		85
A. Lot Arrangement		85
B. Lot Dimensions		85
C. Lot Frontage		88
D. Building Envelope		88
E. Lot Orientation		88
F. Double Frontage Lots and Access to Lots		88
G. Waterbodies and Watercourses		88
H. Off-street Parking		89
206.04 Roads		89
A. Purpose and Intent		89
B. General Design Standards		89
C. Access Standards		95
D. Alternative Roads		96
206.05 Drainage and Storm Sewers		96
A. General Requirements	96	
B. Nature of Stormwater Facilities		97
C. Buried Drainage Systems		98
D. Dedication of Drainage Easements		99
E. Roadside Drainage		99
206.06 Water Facilities		99
207 General Requirements	99	
208 Private Water Systems		100
209 Fire Hydrants		100
206.07 Sewerage Facilities		100
A. General Requirements	100	
B. Suburban Density Residential Development		101
C. Rural Density Residential Development		101

	D.	Mandatory Connection to Public Sewer System	101
206.08		Sidewalks, Pedestrian Access and Bike Paths	102
	A.	Sidewalks	102
	B.	Pedestrian Access	102
	C.	Bike Paths	102
206.09		Utilities	103
	A.	Location for Major Subdivisions	103
	B.	Easements	103
	C.	Installation	103
	D.	Screening	104
206.10		Public Uses	105
	A.	Public Facilities	105
	B.	Parks and Recreation Facilities	105
206.11		Landscaping, Screening and Buffering	106
	A.	Major Subdivisions Adjacent to Farms	106
	B.	Off-Street Parking Lots and Loading Docks	106
	C.	Trash Receptacles	106
	D.	Street Frontage Trees	107
206.12		On-Site Lighting	108
207		Environmental Planning Standards	
207.01		Purpose and Intent	111
207.02		Comprehensive Land Use Plan Policies	112
207.03		Planning Considerations	112
	A.	Preserving Resources in a Development	112
	B.	Designing Open Space Systems	113
	C.	Greenway Guidelines	113
	D.	Reserves	114
207.04		Aquifers and Aquifer Recharge Areas	114
	A.	Intent	114
	B.	Protection Measures	115
207.05		Flood Plains	115
207.06		Forests	115
	A.	Intent	115
	B.	Protection Measures	116
207.07		Historic, Archaeological and Cultural Resources	117
	A.	Intent	117
	B.	Protection Measures	117
207.08		Hydric Soils	117
	A.	Intent	117
	B.	Protection Measures	118
207.09		Prime Agricultural Land	118
	A.	Intent	118
	B.	Protection Measures	118
207.10		Riparian Corridors	118
	A.	Intent	118
	B.	Protection Measures	119

207.11 Steep Slopes		119
	A. Intent	119
	B. Protection Measures	119
207.12 Wetlands		121
	A. Intent	121
	B. Protection Measures	121
208 Appendix		
208.01 Subject Index		122
208.02 Miscellaneous Appendices		126
	A. Required Statements and Signatures to be affixed on the Plat	126
208.03 Typical Drawings		129
208.04 Application Forms		129
	A. Major Subdivision - Concept Plan	130
	B. Major Subdivision - Preliminary Plat	134
	C. Major Subdivision - Final Plat	138
	D. Minor Subdivision	142
	E. Large Lot Division	146
	F. Variance	150
	G. Extension Approval	152
	H. Site Review Only (No Split)	154
Tables		
A.	Related Development / Actions	11
B.	Lot Standards by Major Subdivision Type	31
C.	Public Improvement Standards by Major Subdivision Type	32
D.	Minimum Dimensional Requirements for Lots in Unzoned Townships	86, 87
E.	Road Right-of -Way and Lane Standards	90
F.	Steep Slope Minimum Lot Area Requirements	120
G.	Required Setbacks on Steep Slopes	121

Note to the Reader:

The Huron County Subdivision Regulations include regulations required for the subdivision and development of land in the unincorporated area of Huron County, as permitted under the Ohio Revised Code. The Subdivision Regulations also include guidelines that are intended to provide interpretation relative to these requirements. In addition, applicable policies of the Huron County Comprehensive Land Use Plan have also been incorporated into these regulations.