

206 Planning Principles and Design Standards

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206.01 Purpose and Intent

The regulations in Chapter 206 control the planning principles and the manner in which streets, lots and other elements of 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 among other development issues. The planning of attractive and functional development shall be promoted, minimizing the undesirable features of unplanned, haphazard growth.

The Huron County Planning Commission has the responsibility for reviewing the design of each future subdivision early in its design development. The Commission shall insure that each proposal meets the intent and requirements of this chapter.

Plat approval may be withheld by the Planning Commission if a proposed subdivision is not in conformance with these planning principles and regulations, and in conformance with the guides and resolutions of cooperating County departments who are providing technical services and whose regulations apply to that proposed subdivision, or the policy and purposes of the Subdivision Regulations.

206.02 General Standards

A. Conformance to Applicable Rules and Regulations

In addition to the requirements established herein, all subdivision plats shall comply with the following laws, rules and regulations:

1. All applicable statutory provisions.
2. All local government zoning ordinances, building and housing codes, and all other applicable laws of the appropriate jurisdiction.
3. The County Comprehensive Land Use Plan and any other official plans or programs, including capital improvements, of the County or any local governments, including all streets and parks shown on those official plans as

adopted.

5. The special requirements of the Subdivision Regulations and any rule of the County Health Department and/or appropriate state agencies, such as the Ohio Environmental Protection Agency.
6. The rules of the Ohio Department of Transportation if the subdivision or any lot contained therein abuts a state highway or connection street.
7. The standards and regulations adopted by the County Engineer, Soil and Water Conservation District, County Health Department, and all other boards, commissions, agencies, and officials of the County and its local governments.
8. State fire code and/or similar health and safety-related regulations.

B. Adequate Public or Private Facilities

The Planning Commission shall not approve an application for a subdivision unless the Commission determines that public/private facilities will be adequate to support and service the area of the proposed subdivision. The applicant shall, at the request of the Planning Commission, submit sufficient information and data regarding the proposed subdivision to demonstrate the expected impact on public/private facilities. Public/private facilities and services to be examined for adequacy shall include: roads, sanitary sewer, water service, storm water management, and fire protection. The following standards shall govern:

1. Proposed public/private improvements shall be consistent with and properly related to the Comprehensive Land Use Plan.
2. All habitable buildings and buildable lots shall be able to be connected to a public/private water system or individual wells.
3. All habitable buildings and buildable lots shall be able to be served by an approved means of wastewater collection and treatment.
4. Drainage improvements shall accommodate potential runoff from the entire upstream drainage area and shall be designed to prevent increases in downstream flooding. Storm water control methods that may be required include retention or detention and/or the construction of off-site drainage improvements to mitigate the impacts of the proposed development.
5. Proposed roads shall provide a safe, convenient and functional system for vehicular, pedestrian, and bicycle circulation, and where necessary for horse drawn vehicles, shall be properly related to the Comprehensive Land Use Plan, and shall be appropriate for the particular traffic characteristics of each proposed development.
6. In general, all public improvements and required easements shall be extended through the parcel on which new development is proposed. The Planning Commission may require the developer/subdivider to extend off-site improvements to reach the subdivision or to oversize required public facilities to serve anticipated future development as a condition of plat approval.

C. Self-Imposed Restrictions

If the owner places restrictions on any land contained in the subdivision greater than those required by the Subdivision Regulations, such restrictions or reference thereto shall be indicated on the Final Plat. The County Planning Commission shall require the restrictive covenants be recorded with the County Recorder and to be approved by the Planning Commission and its legal counsel.

D. Access

Whenever access to the subdivision is required across land located in another local government, the Planning Commission may request assurance from its legal counsel that access is legally established. The Planning Commission may also request assurance from the County Engineer and/or local government engineer that the access road is adequately improved, or that a guarantee has been duly executed and is sufficient in amount to assure the construction of the access road. In general, lot lines should be laid out so as not to cross municipal boundary lines.

E. Monuments and Coordinate Data

Permanent reference monuments shall be placed in the subdivision as required by the current Conveyance Standards of Huron County, Ohio.

F. Suitability of the Land for Development

The Planning Commission may find land unsuitable for a subdivision or development due to any one of the following factors:

1. Flooding.
2. Improper drainage.
3. Seasonal water table limitations.
4. Steep slopes.
5. Poor soil conditions
6. Rock formations.
7. Adverse earth formations or topography.
8. Utility easements.
9. Inadequate water supply.
10. Inadequate transportation facilities.
11. Inadequate police or fire protections.
12. Other features or conditions which will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas.

G. Subdivision Name

The proposed name of the subdivision shall not duplicate or too closely approximate phonetically the name of any other subdivision in the County. The County Planning Commission shall have final authority to designate the name of the subdivision, which shall be determined at the time of conceptual review approval. Developers are encouraged to use historical and other locally recognized names, words, etc. that provide some locally recognized context.

H. Surety for Public Improvements

Public improvements must be constructed, inspected and ready for acceptance by the County Commissioners before a Final Plat may be submitted to the County Planning Department for processing. If public improvements cannot meet this requirement, then a performance agreement and surety must be approved by the County Commissioners meeting the requirements of the Subdivision Regulations. Such performance agreement and funding source for the surety (ie. Escrow or letter of credit) shall be stipulated in the Development Agreement. No surety will be permitted for a Conservation Area.

I. Development Agreement

The Development Agreement shall be submitted with the Preliminary Plat and Final Plat for Major Subdivisions and Commercial and Industrial Subdivisions. The agreement shall contain the following information and shall be in conformance with these regulations:

1. A summary of all proposed improvements, including but not limited to:
 - a. Water, sanitary sewer, and storm water management facilities.
 - b. Streets, curbs, gutters, sidewalks, bike paths, traffic control improvements, fire hydrants, street lighting, and street trees.
 - c. Landscape buffers, entry features and landscape easements.
 - d. Open space dedications, or fees in lieu of dedication, and conservation easements.
2. The Development Agreement with appropriate surety (bonding) guaranteeing installation of all required public improvements, as required by the County Commissioners.
3. The agreement also requires the applicant to sign an agreement regarding compliance with all applicable environmental protection and management requirements, including but not limited to all plans submitted and approved with the Preliminary Plat.
4. Maintenance bonding requirements shall be met as required and documented in the agreement.

The agreement shall also be secured to guarantee completion of all required public lot improvements including, but not limited to: soil preservation, final grading, lot drainage, lawn-grass seeding, removal of debris and waste, fencing, and all other lot improvements required by the Planning Commission. The County may enforce the provisions of the agreement where the provisions of this section or any other applicable law, ordinance, or regulation have not been met.

206. 03 Lots

All lots shall front onto a public road, and all lots shall conform to or exceed the requirements of the Subdivision Regulations and any zoning regulations for the township in which they are located, if applicable. The following regulations shall govern the design and layout of lots and lot improvements:

A. Lot Arrangement

The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with health and building regulations and in providing approved driveway access to buildings on the lots from an approved road.

B. Lot Dimensions

Minor Subdivisions and all other lots shall comply with the standards of Table D of this section. However, the lots in a Major Subdivision shall meet the Standards of Table B. Table B (Section 203.04 B) governs in cases of conflict, unless a variance is granted by the Planning Commission.

Building projections, such as front porches, bay windows and roof overhangs, may not protrude into the building setback.

In cases where a subdivision lot is adjacent to lots with buildings in a City or Village, the setback from the right-of-way may be established as the average of the building setbacks of the adjacent lots.

Table D: Minimum Dimensional Requirements for Lots in Unzoned Townships

Does not apply to Large Lot Development.

Lot sizes may need to be increased depending on soil analysis.

Development Type	Central	Central	Minimum	Minimum	Min Setback from ROW (3)
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	Water	Sewer	Road Frontage (1) (feet)	Lot Area (2) (acres)	Arterial (feet)	Collector and Local (feet)
Single Family	Yes	No	150	1.5	50	35
	No	Yes	125	1.0	50	35
	Yes	Yes	100	0.5	50	35
	No	No	150	1.5	50	35
Two-Family	Yes	No	150	2.0	50	35
	No	Yes	150	1.5	50	35
	Yes	Yes	125	1.0	50	35
	No	No	150	2.0	50	35
Three-Family	Yes	No	150	2.5	50	35
	No	Yes	170	2.0	50	35
	Yes	Yes	150	1.5	50	35
	No	No	150	2.5	50	35
Multi-Family	Yes	No	Note (4)			
	No	Yes	200	2.5	50	40
	Yes	Yes	200	2.5	50	40
	No	No	Note (4)			
Commercial and Institutional	Yes	No	Note (4)			
	No	Yes	200	2.5	70	50
	Yes	Yes	150	1.5	70	50
	No	No	Note (4)			
Industrial	Yes	No	Note (4)			
	No	Yes	250	3.0	70	70
	Yes	Yes	250	3.0	70	70

	No	No	Note (4)			
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Notes: (1) Minimum road frontage (always measured at the setback line) can be reduced to 60 feet for lots fronting on cul-de-sac with central sewer.

(2) Minimum lot area does not include right-of-way, floodplain, and areas of steep slope in excess of 10%.

(3) Minimum setback and side yard may be modified by slope per Table G.

(4) County Health Department standards may require larger lot size based on soils analysis. See County Health Department and Ohio Environmental Protection Agency requirements.

1. Future Subdivision of Lots

Where lots are more than double the minimum required area, the Planning Commission may require that those lots be arranged so as to allow further subdivision and the opening of future streets where they would be necessary to serve potential lots, all in compliance with the Subdivision Regulations.

2. Side Lot Line

In general, side lot lines shall be at right angles to street lines (or radial to curving street lines) unless a variation from this rule will give a better street or lot plan, such as in a coving design.

3. Corner Lots

Dimensions of corner lots shall be large enough to allow for the construction of buildings, observing the minimum front yard setback from both streets.

4. Building Setback

The building setback line shall be established from the edge of the right-of-way. It shall be equal to Table D (Section 206.03,B) or Table B (Section 203.04,B) as applicable .

5. Commercial and Industrial Lots

Depth and width of lots reserved or laid out for commercial and/or industrial purposes shall be adequate to provide for the off-street parking and loading facilities required for the type of the use and development contemplated.

C. Lot Frontage

A lot must have frontage on an improved public road. The Planning Commission may approve lots that have frontage on an approved private street that has access to a public road. (*See Section 206.04, D*).

D. Building Envelope

The building envelope is defined as the portion of a lot or parcel that contains the principal building and accessory structures, required setbacks, and on-site wastewater system and water well if required.

In laying out a parcel(s) or subdivision, placement of building envelopes should avoid to the extent possible any protected or conserved natural features. This may include: prominent hilltops, ridges or wooded areas; open fields, wetlands and flood plains, hydric soils, slopes in excess of 35 percent, and prime agricultural soils. (*See Chapter 207, Environmental Planning Standards*).

If development must be located on one of these natural features due to greater constraints in all other parts of the site, dwellings should be placed on the far edge of that resource to the extent possible.

E. Lot Orientation

The lot line common to the street right-of-way shall be the front line of the lot. All lots shall face the front line and a similar line across the street. Wherever feasible, lots shall be arranged so that the rear line does not abut the side line of an adjacent lot.

F. Double Frontage Lots and Access to Lots

See Section 206.04, C Access Standards

G. Waterbodies and Watercourses

If tract being subdivided contains a water body, or portion thereof, lot lines shall be drawn as to distribute the entire ownership of the water body among the ownership of adjacent lots or common area. The Planning Commission may approve an alternative plan whereby the ownership of and responsibility for safe maintenance of the water body is so placed that it will not become a County or township responsibility. A watercourse easement as defined in these regulations shall be placed on the plat for all waterbodies and watercourses. No more than 25 percent of the minimum area of a lot may be satisfied by land that is under water. The building envelope and area for on-site wastewater facilities shall not be located under water. Where a watercourse separates the building envelope of a lot from the street by which it has access, provisions shall be made for installation of a culvert or other structure using certified design documents and construction approval provided by a registered civil engineer, signed and sealed, per the standards of the County Engineering Code.

H. Off-Street Parking

Off-street parking provisions shall be made in all subdivisions as approved by the Planning Commission based on the intensity of use. For single-family residential uses, a minimum of two off-street parking spaces per structure shall be provided. For

two-family and multifamily residential uses, a minimum of two off-street parking spaces per dwelling unit shall be provided. For all other uses, a minimum of one off-street parking space shall be provided for every 500 square feet of enclosed building area. Off-street parking spaces shall be provided behind the building line, shall be smoothly graded and covered with a suitable road material to provide a hard surface, and adequately drained and free from dust. Refer to the County Engineering Code for layout and dimensions of off- street parking spaces.

206.04 Roads

A. Purpose and Intent

The arrangement, character, extent, width, grade construction, and location of all roads shall conform to the Huron County Thoroughfare Plan (or the major thoroughfare portions of the County Comprehensive Land Use Plan or an adjacent municipality), or subsequent amendments thereto, and shall be considered in their relation to existing and planned streets, topographical conditions, public convenience and safety, and in their appropriate relations to the proposed uses of the land to be served by such streets. The arrangement of streets shall provide for the continuation of principal streets between adjacent properties when such continuation is necessary for convenient movement of traffic, effective fire protection, for efficient provision of utilities, and /or where such continuation is in accordance with the Comprehensive Land Use Plan. The street pattern shall discourage traffic through the interior of a subdivision. The developer/subdivider shall provide within the boundaries of the subdivision plat, the necessary right-of-way for the widening, continuation or alignment of such streets in conformity with both the thoroughfare portions of the Comprehensive Land Use Plan and the Engineering Code.

B. General Design Standards

In addition to the requirements established herein, the standards for the design and construction of all streets and roads are as detailed in the Engineering Code.

1. Classification

All roads shall be classified as arterial, major collector, minor collector or local. In classifying roads, the County shall consider projected traffic demands after 20 years of development. The following right-of-way and lane widths shall apply:

Table E: Road Right-of-Way and Lane Standards

Road	Right-of-Way	Lanes	Minimum Pavement Width
Arterial	100 feet	4	48 feet

Major Collector	80 feet	2	24 feet
Minor Collector	60 feet	2	20 feet to 24 feet
Local	60 feet	2	20 feet to 24 feet

2. Level of Service

No development shall be approved if such development, at full occupancy, will result in or increase traffic on an arterial or collector so that the street exceeds its capacity. The applicant may propose and construct approved traffic mitigation measures to provide adequate roadway capacity for the proposed development. The applicant shall refer to the County Engineer’s Office to determine if a traffic impact analysis is required. (See Engineering Code)

3. Grading and Improvement Plan

Roads shall be graded, improved and conform to the County standards and specifications. Roads shall be designed according to the County Engineering Code, and construction plans submitted prior to Final Plat approval. The entire existing road frontage shall be graded to a typical section approved by the County Engineer. For township roads including local roads in subdivisions, the County Engineer shall determine the design and specifications. The Trustees of the affected township shall be notified of the availability of plans by the County Engineer’s Office for the proposed project and be afforded an opportunity to view such plans and to submit comments to the County Engineer.

4. Arrangement

All streets shall be properly integrated with the existing and proposed system of major thoroughfares and dedicated rights-of-way. All thoroughfares shall be properly related to special traffic generators such as industries, business districts, schools, churches and shopping centers; to population densities; and to the pattern of existing and proposed land uses.

Appropriate street patterns include rectangular gridiron, curvilinear streets, U-shaped or loop streets, and a limited number of cul-de-sacs may be permitted where such use will result in a more desirable layout. Within Conservation Areas a curvilinear street pattern is preferred.

Proposed street rights-of-way shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other extreme physical conditions, or unless in the opinion of the County Planning Commission such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout or the most

advantageous future development of adjacent tract.

5. Blocks

The arrangement of blocks shall conform to the street planning criteria set forth herein and in the Engineering Code, and shall be arranged to accommodate lots and building sites of the size and character required as set forth in the Subdivision Regulations, or any applicable zoning resolution, and to provide for the required community facilities.

Irregularly shaped blocks, those intended for cul-de-sacs or loop streets, and those containing interior parks or playgrounds may be approved by the County Planning Commission if properly designed and located and if maintenance of the interior public spaces is covered by a Homeowners Association.

No blocks shall be longer than 1,500 feet and the block width shall accommodate two tiers of lots of appropriate depths. Exceptions to this prescribed block width shall be permitted under special circumstances only where blocks are adjacent to major streets, railroads or waterways or where unusual topography or other exceptional physical circumstances exist. Wherever practicable, blocks along major arterial streets and major collector streets shall not be less than 1,000 feet in length.

Where blocks are over 900 feet in length, a crosswalk easement not less than 10 feet in width at or near the halfway point shall be required by the Planning Commission, if necessary, to provide proper access to schools, recreational areas, shopping centers and other facilities. *(Refer to Section 206.04,B,12 regarding stub streets.)*

6. Topography

Roads shall be related appropriately to the topography. It is recommended that local residential roads, within their length, include some curvature wherever possible to avoid monotony and total conformity of lot appearance. It is recommended that streets be laid out to maximize the number of building sites at, or above, the grades of the streets so as to facilitate optimum drainage patterns. Grades of street should conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.

Roadway placement shall avoid natural features. Existing perennial streams, drainageways, ditches, etc., should be preserved by the developer/subdivider. In the layout of roads, every effort shall be taken by the developer/subdivider to preserve existing natural features of the site, particularly those that may enhance the development, such as steep wooded slopes, existing wooded areas, natural marsh wildlife habitat, wooded stream corridors, and areas of archaeological, historical and cultural significance. *(Refer to Chapter 207,*

7. Commercial and Industrial Subdivisions

In commercial and industrial subdivisions, the streets and other access ways shall be planned in connection with the groupings of buildings, location of rail facilities, and the provision of alleys, truck loading and maneuvering areas, and walks and parking areas so as to minimize conflict of movement between the various types of traffic, including pedestrian.

Streets serving business developments and accessory parking areas shall be planned to connect with arterial or collector streets so as not to generate through traffic on local residential streets. The intersections of driveways from parking areas with arterial or collector streets shall be located so as to cause the least interference with traffic movement in the streets, and shall be located not less than 100 feet from the intersection of an arterial or collector street with any other street, and shall be spaced not less than 200 feet from each other unless a more significant spacing is required by the access management policy or in the opinion of the County Engineer's Office. The Planning Commission may require marginal access streets to provide maximum safety and convenience.

In industrial subdivisions, collector streets shall be planned to serve industrial areas exclusively and shall connect with arterial streets so that no industrial traffic will be directed onto any residential streets. The intersections of service streets from parking areas with arterial or collector streets shall not be less than 100 feet from the intersection of the arterial or collector street with any other street unless a more significant spacing is required by the County's access management policy or in the opinion of the County Engineer's Office. Street rights-of-way shall be planned to be extended to the boundaries of any adjoining land planned for industry, except for severe physical conditions or if the Commission finds such extension is not in accordance with the approved plans of the area.

8. Road Names

The Concept Plan shall include proposed names for all streets, which shall be reviewed and approved by the County Planning Commission prior to submittal of the Preliminary Plat. The developer/subdivider shall also consult with the Emergency Management Agency prior to selecting names. Final road names shall be shown on the Preliminary Plat and Final Plat. The following criteria shall be used in naming streets:

- a. Names shall be sufficiently different in sound and spelling from other road names in the County so as not to cause confusion. Proposed street names should not duplicate existing street names of record in the emergency response district, unless they are extensions.

- b. Where feasible, road names should bear a relationship to the subdivision name.
- c. Streets should be named after natural features in the immediate area (e.g. hills, streams, woods, or native plants or animals) or local historic family names, buildings, or events. Additional sources for names should be local, state, or national historical figures (e.g. Jefferson).
- d. Road names shall be continuous the entire length of the road.
- e. Each new thoroughfare shall be named in the following manner unless the Commission grants permission to do otherwise:

<u>General Direction</u>	<u>Long and Continuous Over 1,000 Feet Long</u>	<u>Short and Disconnected Under 1,000 feet long</u>
North-South	Avenue	Court
East-West	Street	Place
Diagonal	Road	Way
Curving	Drive	Lane or Circle

9. Road Regulatory Signs

The developer/subdivider shall deposit with the County at the time of Final Plat approval, a fee determined by the County Engineer’s Office/Township Trustees for each road sign as required by the County at all road intersections. The County Engineer’s Office/Township Trustees shall install all road signs before occupancy of any residence on the streets is approved. Street name signs are to be placed at all intersections within or abutting the subdivision, the type and location of which are to be determined by the County Engineer’s Office/Township Trustees.

10. Street Lights

Installation of street lights shall be required at key intersections in Major Subdivisions and at the entrance of subdivisions. Street lights shall meet the design and specification standards established for the appropriate jurisdiction.

11. Reserve Strips

The creation of reserve strips shall not be permitted adjacent to a proposed street in such a manner as to deny access from adjacent property to such street.

12. Stub Streets and Cul-De-Sacs

Stub streets shall be provided for every 1,500 feet of block length. Stub streets extending to the rear lot lines shall be constructed within a 60-foot right-of-way.

If a street must be a temporary dead-end and the adjacent property is underdeveloped, the rights-of-way shall be extended to the property line. In all cases, temporary dead ends or cul-de-sacs shall conform to the design requirements for a permanent turnaround as specified in the Engineering Code. If the temporary dead-end is not to be used for a period in excess of 18 months and is within 400 feet of an intersection, a T-type turnaround shall be used if so approved by the County Engineer's Office.

Where a road does not extend to the boundary line of the subdivision and its continuation is not required by the County Planning Commission for access to adjoining property, its terminus shall normally not be nearer to such boundary than 50 feet. However, the Commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic or utilities.

A cul-de-sac turnaround shall be provided at the end of all permanent turnarounds in accordance with the standards of the Engineering Code. For greater convenience to traffic, more effective police and fire protection, and efficiency of road maintenance, permanent cul-de-sacs shall be limited to a maximum length of 800 feet or serving 20 dwelling units, whichever is larger; however, in no instance shall a cul-de-sac exceed 1,200 feet in length.

Developers/subdividers shall post a sign meeting the requirements of the County Engineer's Office indicating that each stub street is intended to provide for a through street in the future.

13. Traffic Calming

In all cases developers/subdividers should design local streets within subdivisions to slow traffic to protect public safety. Local streets shall be designed to accommodate a maximum 25 miles per hour speed limit subject to approval by the township.

C. Access Standards

1. Frontage on Approved Road

No subdivisions (major or minor) shall be approved unless the area to be subdivided shall have frontage as required herein on an existing state, county or township road or a street shown upon a plat recorded in the County Recorder's Office. Major Subdivisions shall have a minimum of 60 feet of road frontage. Such public road, street, or highway must be suitably improved as required under the standards of the Engineering Code.

2. Access Limitations

Where a subdivision borders on or contains an existing arterial or proposed arterial road, the County Planning Commission or Administrative Officer may require that access to such streets be limited by one of the following means:

- a. The subdivision of lots so as to back onto the primary arterial and front onto a parallel local street. No access shall be provided from the primary arterial, and screening shall be provided in a strip along the rear property line of such lots.
- b. A series of U-shaped streets, short loops or cul-de-sacs entered from and designed generally at right angles to such a parallel street, with the rear lines of their terminal lots backing onto the major arterial.
- c. A marginal access or service road (separated from the primary arterial by planting or grass strip and having access thereto at suitable points).

3. Access Points in Major Subdivisions

In all Major Subdivisions designed to accommodate more than 25 dwelling units, there should be at least two exclusive streets existing or created to have access in and out of the subdivision to the existing street system for fire and police protection purposes. Larger subdivisions may be required by the Commission to have a proportionately greater number of such access points to ensure adequate and reasonable police and fire accessibility.

4. Double Frontage Lots

In general, double frontage lots and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arterials or to overcome specific disadvantages of topography or orientation, as determined by the Planning Commission.

D. Alternative Roads

- 1. Common Access Drives shall not be permitted.**
- 2. Access Easements shall not be permitted.**
- 3. Private Roads**

PRIVATE ROADS ARE NOT ALLOWED WITHIN HURON COUNTY.

Pre-existing private roads shall not be accepted by the County as publicly-dedicated roads unless pre-existing roads meet the applicable design and construction standards of the Engineering Code, as approved by the County Engineer's Office.

A. General Requirements

The Planning Commission shall not approve of any Preliminary Plat or Final Plat of any subdivision that does not make adequate provisions for storm water runoff and floodwater channels, basins, detention/retention, or other acceptable measures including subdivision perimeter drainage. The storm water drainage system shall be separate and independent of any sanitary sewer system. Storm Sewers and other facilities, where required, shall have dedicated easements, and shall be designed according to the Engineering Code. All storm sewers and other facilities not located within the right-of-way of a dedicated street or road shall be placed on the County's Ditch Maintenance Program. It will be the responsibility of the developer to contact the Soil and Water Conservation District for procedures regarding the placing of drainage facilities on the Maintenance program.

All single lot minor subdivisions shall provide for a good and suitable outlet in which to discharge storm water drainage. It is a requirement of these regulations that this outlet shall be approved by the Huron Soil and Water Conservation District. All multiple lot minor subdivisions shall install or have in place an adequately sized common collector drain for storm water discharge designed and approved by a professional engineer, per specifications contained within the Huron County Engineering Code. The collector drain shall be approved by the Huron County Engineer and the Soil and Water Conservation District and shall be placed on the Ditch Maintenance Program. The Administrative Officer shall not approve a minor subdivision that does not effectively address storm water management and drainage per these regulations.

B. Nature of Storm Water Facilities

1. Location

The developer/subdivider shall be required by the Planning Commission to carry away by pipe or open ditch any spring or surface water that may exist either previously to or as a result of the subdivision. Such drainage facilities shall be located in the road right-of-way where feasible or in perpetual unobstructed easements of appropriate width and shall be constructed in accordance with construction standards and specifications of the County Engineer's Office and Soil and Water Conservation District.

2. Accessibility to Public Storm Sewers

Where a public storm sewer is accessible, the developer/subdivider shall install storm sewer facilities. If no outlets are within a reasonable distance, adequate provision shall be made for the disposal of storm water subject to the specifications of the County Engineer's Office. However, in subdivisions containing lots less than 15,000 square feet in area and in commercial and industrial subdivisions, underground storm sewer systems shall be constructed throughout the subdivisions and be connected to an approved

outfall. Inspection and approval of facilities shall be made by the County Engineer's Office and Soil and Water Conservation District.

If a connection to a public storm sewer will be provided eventually, as determined by the County Engineer's Office and the Planning Commission, the developer/subdivider shall make arrangements for future storm water disposal by a public utility system prior to approval of the Final Plat. Provision for such connection shall be incorporated by inclusion in the Development Agreement required for the Final Plat.

3. Accommodation of Upstream Drainage Area

Culverts or other drainage facilities shall be large and stable enough to accommodate potential runoff from the entire upstream drainage area, whether inside or outside the subdivision. The developer's/subdivider's professional engineer shall determine the necessary size of the facility, based on the provisions of the construction standards and specifications as approved by the County Engineer's Office and Soil and Water Conservation District.

4. Effect on Downstream Drainage Areas

All subdivisions shall drain their surface water runoff to a good and sufficient drainage watercourse or facility. The developer's/subdivider's professional engineer shall study the effect of each subdivision on existing downstream drainage facilities outside the area of the subdivision. Surface water runoff from a development shall be drained through a retention or detention basin and then to a good and sufficient outlet. The basin shall be designed by the developer's engineer and shall cause the post-development peak runoff to be no greater than that of the pre-development peak runoff. The basin and an adequate outlet as determined by the Soil and Water Conservation District and County Engineer shall be placed on the maintenance program. (*See section 206.05, A*). The County Engineer and Soil and Water Conservation District shall approve the location of the outlet. The outlet may be a ditch, stream, storm sewer or approved detention or retention basin, which has sufficient capacity to accommodate the runoff in a reasonable manner. Existing buried drainage tile systems may only be used as an outlet if the capacity of the tile system can adequately accommodate upstream drainage. The developer's engineer shall submit hydraulic calculations verifying the capacity of the system for approval by the Soil and Water Conservation District and County Engineer, with maintenance provisions provided and with the approval of the downstream property owner(s). (*See Section 206.05, C*.)

5. Areas of Poor Drainage

Whenever a subdivision is proposed for an area that is subject to flooding, but located outside the 100-year flood plain as mapped by the National Flood

Insurance Program (NFIP), the Planning Commission may approve such subdivisions provided that the developer/subdivider adequately addresses poor drainage concerns. The Planning Commission and/or County Health Department may deny subdivision approval for areas of extremely poor drainage, including proposed subdivisions that are dominated by hydric soils. Approval and/or denial shall be based upon a review of a series of soil borings and analysis by a professional soil scientist. *(See Section 207, Environmental Planning Standards.)*

C. Buried Drainage Systems

All existing farm field tile systems or other drainage systems shall be mapped to the extent practical and reflected in all submissions required by these regulations. Provisions should be made to maintain, reroute or restore existing buried drainage systems, such as agriculture field tiles in subdivisions. Whenever possible perimeter drains and swales of proper size shall be installed along the exterior of the subdivision to pickup and reroute existing surface and subsurface drainage. If the perimeter tile is intended to be used and an outlet for footer and other drains, a tee with a capped standpipe to the surface shall be provided and installed for each lot. The Soil and Water Conservation District will review all submissions and inspect and approve all restorative work.

D. Dedication of Drainage Easements

1. General Requirements

When a subdivision is traversed by a watercourse, drainageway, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such watercourse, and of such width as will be adequate for the purpose. Wherever possible, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow. The Soil and Water Conservation District shall be consulted by the developer/subdivider relative to appropriate landscaped plantings.

2. Drainage Easements

Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road rights-of-way, perpetual unobstructed easements at least 30 feet in width for drainage facilities shall be provided across property outside the road lines and with satisfactory access to the road. Easements shall be indicated on the Preliminary Plat and Final Plat. Drainage easements shall extend from the road to a natural watercourse or to other drainage facilities.

When a proposed drainage system will carry water across private land outside the subdivision in new, engineered watercourses, appropriate drainage

easements shall be secured from the affected property owners. *(See Section 206.05,B,4.)*

The developer/subdivider shall dedicate, either in fee or by a drainage or conservation easement, area on both sides of existing watercourses to a minimum distance of 25 feet or greater as measured from the centerline of the subject watercourse, to the satisfaction of the Planning Commission and the Soil and Water Conservation District. **All easements must be recorded in the Huron County Recorder's Office.**

E. Roadside Drainage

The provision of roadside drainage shall be accommodated through storm water facilities meeting the requirements of the appropriate authority.

206.06 Water Facilities

A. General Requirements

When a public water main is not accessible, the developer/subdivider may take necessary action to extend or create a public water-supply for the purpose of providing a water-supply system capable of providing for domestic water use (and fire protection if required by local fire department) by the County Health Department and/or OEPA. When a public water main is accessible, the developer/subdivider shall install adequate water facilities (including fire hydrants).

The location of all fire hydrants, all water supply improvements and the boundary lines or proposed districts, indicating all improvements proposed to be served, shall be shown on the Preliminary Plat and the Final Plat. The cost of installing shall be borne by the developer/subdivider and included in the Development Agreement and security to be furnished by the developer/subdivider.

If the Planning Commission requires that a connection to a public water main be eventually provided as a condition to approval of an individual well, the developer/subdivider shall install, cap, and mark the distribution system in anticipation of the connection.

B. Private Water Systems

The Planning Commission may approve private water systems provided in a manner so that an adequate supply of potable water will be available to every lot in the subdivision. Such approval shall require a permit to install by the County Health Department and evidence that a public water system is not available.

C. Fire Hydrants

Fire Hydrants shall be required for all subdivisions on public water systems, if

possible. Fire hydrants shall be located within the road right-of-way no more than 1,000 feet apart and within 500 feet of any structure and shall be approved by the appropriate local fire department. To eliminate future street surface openings, all underground utilities for fire hydrants, together with the fire hydrants themselves and all other supply improvements shall be installed before any final paving of a street shown on the Final Plat. Where public water systems are not available, the Planning Commission will require dry or draughting hydrants unless the local fire department requests in writing a preference that the site not be equipped with such facilities. For subdivisions on public water systems not required to provide fire hydrants, one or more fire ponds (retention ponds) with dry hydrant may be required by the Planning Commission. (*Refer to the local fire department and Soil and Water Conservation District for specifications.*)

206.07 Sewerage Facilities

A. General Requirements

The developer/subdivider shall install sanitary sewer facilities in a manner prescribed by the construction standards and specifications, as required by the OEPA. (All plans shall be designed and approved in accordance with the rules, regulations, and standards of the Ohio Environmental Protection Agency (OEPA), as applicable for Major Subdivisions.) Necessary action shall be taken by the developer/subdivider to extend or create a sanitary sewer district for the purpose of providing sewerage facilities to the subdivision when no district exists for the land to be subdivided, provided the creation of such district, and its service area is in concurrence with the Comprehensive Land Use Plan. However, in general, sanitary sewer systems are not to be extended into or otherwise provided for in areas designated as Conservation Areas in the Comprehensive Land Use Plan.

B. Suburban Density Residential Development

Sanitary sewer facilities for major subdivisions with lot areas less than one acre shall connect with public sanitary sewerage systems. Sewers shall be installed to serve each lot and to grades and sizes required by approving authorities. No individual disposal system or treatment plants (private and group disposal systems) shall be permitted. Sanitary sewerage facilities, including the installation of laterals in the right-of-way, shall be subject to the specifications, rules, regulations and guidelines of the Ohio Environmental Protection Agency as applicable.

C. Rural Density Residential Development

Sanitary sewer facilities for subdivisions with lot areas one acre or greater in size shall be constructed as follows:

1. When a public sanitary sewerage system is reasonably accessible, the

developer/subdivider shall connect with it and provide sewers accessible to each lot in the subdivision.

2. When sanitary sewer systems are not reasonably accessible, the applicant may install individual disposal systems or central sewerage systems meeting the specifications, rules, regulations and guidelines of the County Health Department and Ohio Environmental Protection Agency, as applicable.

D. Mandatory Connection to Public Sewer System

If a public sanitary sewer is accessible and a sanitary sewer is placed in a street or alley abutting upon property, the owner of the property shall be required to connect to the sewer for the purpose of disposing of waste, and it shall be unlawful for any such owner or occupant to maintain upon any such property an individual sewage disposal system.

206.08 Sidewalks, Pedestrian Access and Bike Paths

A pedestrian circulation system should be designed to assure that pedestrians can walk safely and easily on a site, between properties and activities or special features within the neighborhood open space system. Sidewalks should connect with off-road trails, which in turn should link with potential open space on adjoining undeveloped parcels, or with existing open space on adjoining developed parcels, where applicable.

A. Sidewalks

Sidewalks shall be required on both sides of the street in all residential subdivisions where the average lot width is less than 150 feet. No sidewalk is required where the average lot width is 150 feet or greater.

Public sidewalks shall be required for all commercial lots. Public sidewalks may be required for industrial lots where there are pedestrian linkages between buildings, subject to the approval of the County Planning Commission.

Sidewalks shall meet the design and construction standards of the County Engineering Code.

When required by the Planning Commission, the sidewalks shall be included within the dedicated right-of-way of public roads or located parallel to private roads. All sidewalks shall be at least four feet in width.

All sidewalks should be separated from roads, whether public or private, no closer than shown on the typical section for the subdivision. At a minimum this should be a

two-foot wide median strip of grassed or landscaped area.

Concrete curb or concrete curb and gutter are required for new construction in major subdivisions.

B. Pedestrian Access

In order to facilitate pedestrian access from roads to schools, parks, playgrounds or other nearby roads, the Planning Commission may require perpetual unobstructed easements at least 10 feet in width. Easements shall be indicated on the Preliminary Plat and Final Plat.

C. Bike Paths

In order to facilitate bicycle access from roads to school, parks, playgrounds or other nearby roads, the Planning Commission may require perpetual unobstructed easements at least 10 feet in width. Easements shall be indicated on the Preliminary Plat and Final Plat. If required to be constructed by the Commission, bike paths shall be six feet in width and constructed per specifications of the County Engineering Code.

206.09 Utilities

A. Location for Major Subdivisions

All utility facilities, including but not limited to natural gas, electric power, telephone, and cable television shall be encased underground throughout major subdivisions. Plans are required to be submitted to the County Engineer's Office. Whenever existing utility facilities are located above ground, except when existing on public roads and rights-of-way, they shall be removed and placed underground. All utility facilities existing and proposed throughout the subdivision shall be shown on the Preliminary Plat and Final Plat. Underground service connections to the street property line of each platted lot shall be installed at the developer's/subdivider's expense. At the discretion of the Planning Commission, the requirement of service connections to each lot may be waived in the case of adjoining lots to be retained in single ownership and intended to be developed for the same primary use. Utility construction plans will be submitted as part of the subdivision engineering plan review process, including information on proposed road bores and the size and material of conduit to be employed.

B. Easements

Easements for utilities shall be provided centered on rear lot lines, side lot lines or outside a road right-of-way. Utility easements shall be established in cooperation with the applicable utility and the County. Coordination shall be established between the developer/subdivider and the applicable utility companies and County for the

establishment of utility easements in adjoining properties.

When topographical or other conditions are such as to make impractical the inclusion of utilities within the rear lot lines, perpetual unobstructed easements at least 10 feet in width shall be provided along side lot lines with satisfactory access to the road or rear lot lines.

Easements shall be indicated on the Preliminary Plat and Final Plat.

C. Installation

All utilities, except for house connections, shall be installed prior to submittal of the Final Plat unless otherwise approved by the Planning Commission.

D. Screening

Utility transformers and other ground-mounted utility structures should be painted in an earth tone or dark green color, or screened from view.

206.10 Public Uses

A. Public Facilities

When land in a Major Subdivision has been identified as the site for a school or other public facility in the County Comprehensive Land Use Plan or another duly adopted comprehensive, land use, parks or facility master plan, the County may require that the land be reserved in the Final Plat. A reservation shall be required only when the public body charged with the responsibility for the designated public use makes a written request to the County Planning Commission for reservation of the land.

B. Parks and Recreation Facilities

The purpose of these requirements are to protect the public health, safety and welfare by providing for the park and recreational needs of new residents, equitable apportioning the costs of providing sites for parks and recreational facilities and ensuring new residential developments do not adversely impact existing park and recreational facilities.

1. Dedication Requirement

The requirements of this section shall apply to all Major Subdivisions. Land dedications shall be dedicated to the County Commissioners, Township Trustees, parks district or a Homeowners Association, as approved by the Planning Commission. Land obtained under these requirements shall only be

used for parks, playgrounds, play fields, gymnasiums, swimming pools, indoor recreation centers or other public recreational purposes.

2. Design Considerations

Only land which is suitable to achieve the purpose of this section can be used to meet these requirements. Suitability is defined by the following criteria, which shall be used by the Planning Commission in assessing whether the proposed dedication is acceptable and appropriate:

- a. The dedication should be consolidated into a single lot, centrally located in the subdivision and shall front onto a road (public or private) in the subdivision for a distance of at least 100 feet.
- b. Storm water management facilities shall not be counted towards the land dedication acreage, but may be located in the open space reserve with approval of the Planning Commission.
- c. Slopes on the proposed dedication shall not exceed 10 percent and no more than 20 percent of the dedication shall be comprised of woodlands or wetlands.
- d. Active recreational areas such as playfields, recreation equipment, etc., that are provided as part of a subdivision should be situated in suitable locations offering convenient access by residents, and adequately screened from nearby lots.

Land dedications shall meet the minimum standards regarding property boundary markers and other requirements as set forth in the Development Agreement as a condition of the release of the developer's performance bond. Land dedications shall be shown as a reserve on the Preliminary Plat and Final Plat clearly indicating that the dedications adversely affected by the developer's operation, such as by clearing, grading, drainage or construction activities, shall be restored by the developer to a reasonable condition to the satisfaction of the Ohio EPA and the Soil and Water Conservation District. If cleared, the land dedications shall be fine graded, seeded, and mulched prior to release of bond.

3. Fee-In-Lieu of Dedication

As an alternative to dedicating land under this section, and only by the approval of the Planning Commission, the developer can pay a fee-in-lieu of the dedication. The Commission in its decision shall use the following criteria:

- a. A useable parcel of land does not exist in the subject subdivision.

- b. The fee can be used to acquire land for a neighborhood or community park located within one mile of the subject subdivision.
- c. The appropriate parks district, if existent, recommends the payment of a fee-in-lieu of land dedication. A fee paid-in-lieu of a land dedication shall be deposited with the County. These fees shall be paid to the County prior to submitting for signature the Final Plat for the first phase of the subdivision.

The fee shall be based upon the per acre value of the subject site as determined by a current appraisal conducted on behalf of the owner. The Planning Commission has last right of refusal to accept the appraisal.

4. Prohibition

No Final Plat shall be signed by the County and recorded by the developer unless and until a deed for conveyance of a park reserve has been reviewed and approved by the County Prosecutor's Office or in the case of a fee-in-lieu of dedication, payment of the fee has been fully made.

206.11 Landscaping, Screening and Buffering

The purposes for landscaping, screening and buffering are to enhance the physical appearance of County development, to buffer incompatible developments and land uses, to buffer agricultural operations from adjacent incompatible development, and to improve the environmental performance of new development by reducing or mitigating the impacts resulting from storm water runoff, air pollution, glare and noise.

A. Major Subdivisions Adjacent to Farms

Proposed Major Subdivisions adjacent to farms, excluding tree farms and nurseries, shall provide:

A 50 foot building setback shall be shown on the Preliminary Plat and Final Plat prohibiting the placement of a residential structure no closer than 50 feet to the working farm. No planting closer than 10 foot to property lines.

B. Off-Street Parking Lots and Loading Docks

For commercial, industrial and multi-family development, off-street parking lots shall be screened from a public right-of-way or adjacent residential structure or use by a continuous six foot-high vinyl fence. Also, a continuous six-foot-high privacy fence

or brick wall shall screen loading docks when adjacent to a residential structure or use.

C. Trash Receptacles

Trash receptacles shall be screened on all sides by a six-foot privacy fence with a six-foot gate. A detail depicting a typical trash receptacle and the six foot privacy fence with a six foot gate shall be submitted with the Landscape and Street Tree Plan of the Preliminary Plat and Final Plat and shall be considered part of the submittal for review and approval by the Planning Commission.

D. Street Frontage Trees (Shall be included in Homeowner's Association Documents)

Developers/subdividers of Major Subdivisions may be required to plant street frontage trees. Street frontage trees provide shade along roads, enhance the natural beauty of the landscape and support property values. Developers/subdividers of Major Subdivisions shall plant street frontage trees as required herein. For every 50 feet of lot frontage, one large tree shall be planted by the developer/subdivider. The minimum caliper of the tree at planting shall be 1.5 inches. The appropriate time for planting trees is from March 1 to May 31 and from September 1 to December 1. Developers are required to maintain trees until lots are sold.

Such trees shall be placed outside, but within 15 feet of the right-of-way of a public road or within 20 feet of the edge of pavement of a private road. Trees shall be dedicated to the property owner of the lot upon which such tree is located. Trees shall be planted according to a Landscape and Street Tree Plan that is submitted as required herein. Street frontage trees shall not be planted closer than 20 feet to a residential driveway, 10 feet to a fire hydrant, 20 feet to a street light, 25 feet to an overhead utility pole or overhead line and 10 feet to an underground line or utility. Trees shall not be planted within utility and other easements.

During construction, orange snow fencing shall be placed in a circle around each street tree a distance of eight feet from the trunk.

Final Plats shall include language stating the following:

Persons owning property on which a street frontage tree is located as required by the Subdivision Regulations shall have the duty to prune or cause to be pruned such trees in such a manner that the trees will not obstruct or shade street lights, obstruct the passage of pedestrians on sidewalks, obstruct vision of traffic signs, obstruct view of any street intersection or generally obstruct vehicular traffic.

The following trees are prohibited as street frontage plantings:

1. Acer negundo (Box Elder)

2. Acer Saccharinum (Silver Maple)
3. Aesculus hippocastanum species (Horsechestnut)
4. Ailanthus attissima (Tree of Heaven)
5. Catalpa speciosa (Northern Catalpa)
6. Ginkgo bilboa (Ginko-female)
7. Maclura pomifera (Osage-orange)
8. Morus species (Mulberry)
9. Populus species (Popular)
10. Pyrus calleryana “Bradford” (Bradford Pear)
11. Robinia pseudoacacia (Black Locust)
12. Salix species (Willow)
13. Ulmus amercana “Moline” (Moline American Elm)
14. Ulmus pumila (Siberian Elm)
15. Any undesirable trees as deemed by Planning Commission.

Proposed street frontage trees as required shall be shown on the Landscape and Street Tree Plan of the Preliminary Plat and Final Plat. The tree lawn and spacing shall meet the requirements of the County Planning Department. A design detail shall also be shown on the Preliminary Plat and Final Plat indicating the landscape design for the street frontage tree lawn, including species, planting location and planting instructions.

206.12 On-Site Lighting

For commercial and industrial subdivisions, on-site lighting shall not trespass beyond property lines and shall be so designed as to eliminate light pollution occurring off-site. Lighting shall be classified into the following three types, all of which should be incorporated into commercial and industrial sites: pedestrian lighting, private parking lighting, and public street lighting.

On-site lighting shall be governed by the following standards. Preliminary Plats and Final Plats shall include documentation in response to these requirements, which will be reviewed and approved by the Planning Commission.

- A. Lighting shall not exceed the following pole mounting heights: pedestrian lights shall not exceed 16 feet; private parking lights shall not exceed 28 feet; and if required, public street lights shall be as specified by the appropriate township zoning.
- B. All other external light fixtures including pole or wall mounted, and parking lot lighting shall be cut-off type fixtures of similar type and style. The initial development parcel shall dictate the standard for the remaining development parcels.
- C. All light fixtures chosen shall minimize glare and light trespass onto adjacent properties.
- D. Accent lighting buildings or landscaping shall be permitted from concealing cut-off type fixtures.
- E. Fixtures should be located outside the right-of-way, unless the posts supporting them

are of a breakaway design.

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