

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**

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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.



# 201 General Provisions

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## 201.01 Title

The official name of the Subdivision Regulations including recommendations in the Huron County Comprehensive Land Use Plan shall be the “Subdivision Regulations of Huron County, Ohio”, hereinafter known as the “Subdivision Regulations”.

## 201.02 Purpose and Intent

The purpose of the Subdivision Regulations is the following:

- A. To protect and provide for the public health, safety, and welfare.
- B. To ensure that land to be subdivided is of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace.
- C. To ensure that development subject to the Subdivision Regulations occurs in accordance with Huron County’s adopted Comprehensive Land Use Plan, as amended, and other County plans and policies.
- D. To provide for the orderly and beneficial development of Huron County through appropriate growth management techniques, assuring the timing and sequence of development and the proper design and construction of major and minor subdivisions.
- E. To ensure land is not subdivided until adequate public facilities and improvements exist and proper provisions have been made for drainage, water, sewage, and capital improvements such as schools, parks, recreation facilities, transportation facilities, and improvements.
- F. To ensure the proper arrangement of streets or other highways in relation to existing or planned streets or highways, a county or regional corridor plan, County Thoroughfare Plan and/or the County Transportation Plan.
- G. To ensure adequate and convenient traffic movement, appropriate open space for utilities, access for fire fighting apparatus, recreation, light, air, and privacy, and

- for the avoidance of congestion of population.
- H. To prevent the pollution of air, streams, and ponds, and to ensure that development subject to the Subdivision Regulations is sensitive to and compatible with environmental considerations.
  - I. To ensure the ability of the natural environment to adequately support such development without significant negative consequences, and to ensure critical natural resources including prime agricultural soils are preserved, conserved, and/or protected.
  - J. To establish reasonable standards of design and procedures for subdivisions and replats in order to further the orderly layout and use of land, and to ensure proper legal descriptions and monumentation of subdivided land.

### **201.03 Authority**

The authority to adopt rules and regulations governing plats, subdivisions of land and site development, and to approve, conditionally approve or disapprove plats, subdivisions of land and site development within the unincorporated portion of Huron County, Ohio, shall be derived from the authority provided pursuant to Chapters 711 and 713 of the Ohio Revised Code (ORC), as amended.

The Subdivision Regulations shall apply to all divisions of land and all development of land situated within the unincorporated portion of Huron County, Ohio.

Rules and regulations may be adopted in support of the Subdivision Regulations, including but not limited to storm water management regulations, flood damage reduction regulations, access management policies, water quality regulations, health and environmental protection regulations, and erosion and sedimentation controls.

### **201.04 Jurisdiction**

The rules and regulations governing plats and subdivisions of land and site development contained herein shall apply to all land within the unincorporated portion of Huron County, Ohio.

### **201.05 Enactment**

The Subdivision Regulations are enacted by Resolution No.08-391, duly adopted by the Board of County Commissioners of Huron County, Ohio, on November 06, 2008, and do hereby serve as a replacement of the existing Huron County, Ohio, Subdivision Regulations. These regulations are effective January 01, 2009. **These Subdivision Regulations and Amendments enacted by Resolution No. 13-369, duly adopted by the Board of Huron County Commissioners, on October 29, 2013 do hereby serve as a replacement of the existing Huron County Subdivision Regulations. These Amended Regulations shall become effective November 01, 2013.**

## **201.06 Interpretation, Conflict and Severability**

### **A. Interpretation and Conflict**

In their interpretation and application, the Subdivision Regulations shall be held to be minimum requirements, unless otherwise stated, for the promotion of the public health, safety, and general welfare. These regulations shall be construed broadly to promote the purposes for which they are adopted.

#### **1. Public Provisions**

The Subdivision Regulations are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute, or other provision of law except as provided in these regulations. The provisions of the Subdivision Regulations shall supplement any and all laws of the State of Ohio, resolutions of Huron County or any and all rules and regulations promoted by authority of such law or resolution relating to the purposes and scope of the Subdivision Regulations. Whenever the requirements of the Subdivision Regulations are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, or resolutions, the most restrictive or that imposing the higher standards shall govern, except in the case of conflicting state statutes wherein the state statutes shall govern.

#### **2. Private Provisions**

The Subdivision Regulations are not intended to abrogate any easement, covenant or any other private agreement or restriction, provided that where the provisions of these regulations are more restrictive or impose higher standards or regulations than such easement, covenant, or other private agreement or restriction, the requirements of these regulations shall govern. Where the provisions of the easement, covenant, or private agreement or restriction impose duties and obligations more restrictive or standards that are higher than the requirements of these regulations or determinations of the Planning Commission or County Commissioners in approving a subdivision or in enforcing these regulations, then the private provisions shall be operative and supplemental to these regulations and the determinations made under these regulations.

### **B. Severability**

Each chapter, section, paragraph, sentence, clause, phrase, or other divisible part of the Subdivision Regulation is hereby declared to be severable and if any such

chapter, section, paragraph, sentence, clause, phrase or other divisible part of the Subdivision Regulations is declared unconstitutional or otherwise invalid by any court of competent jurisdiction in a valid judgment or decree, such unconstitutionality or invalidity shall not affect any of the remaining chapters, sections, paragraphs, sentences, clauses, phrases, or other divisible parts of the Subdivision Regulations since the same would have been enacted without the incorporation into the Subdivision Regulations of such, unconstitutional or invalid chapter, section, paragraph, sentence, clause, phrase, or other divisible part.

### **201.07 Saving Provision**

The Subdivision Regulations shall not be construed as abating any action now pending under, or by virtue of, prior existing subdivision regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm or corporation, or as waiving any right of the County under any section or provision existing at the time of adoption of the Subdivision Regulations, or as vacating or annulling any rights obtained by any person, firm or corporation by lawful action of Huron County except as shall be expressly provided for in the Subdivision Regulations.

### **201.08 Reservations and Repeals**

Upon the adoption of the Subdivision Regulations according to the Ohio Revised Code, the regulations of Huron County adopted August 30, 1973, as amended, are hereby repealed, except as to those sections expressly retained in these regulations.

### **201.09 Amendments**

For the purposes of protecting the public health, safety, and general welfare, the Huron County Planning Commission may from time to time propose amendments to these regulations which shall then be approved or disapproved by the Huron County Commissioners at a public meeting following public notice. At a minimum, once every five years the Administrative Officer shall conduct a review of the Subdivision Regulations commencing from the effective date of the Subdivision Regulations and shall issue a report to the Planning Commission with recommendations for proposed amendments.

### **201.10 Public Purpose**

Regulation of the subdivision of land and the attachment of reasonable conditions to land subdivision is an exercise of the valid police power delegated to counties by the State of Ohio. The developer/subdivider has the duty of compliance with reasonable conditions required by the Planning Commission for design, dedication, improvement, and restrictive use of the land to conform to the physical and economic development of the County and to the health, safety, and general welfare of the future lot owners in the subdivision and the community at large.

## **201.11 Variances and Appeals**

### **A. Variances**

The Huron County Planning Commission may grant variances to the Subdivision Regulations following the variance procedure and criteria. Variances shall be considered to be substantive modifications to existing regulations and standards.

#### **1. Procedure**

An applicant requesting a variance to a provision of the Subdivision Regulations shall complete an application form provided by the Administrative Officer and shall submit that application form with all necessary fees and accompanying material to the Huron County Planning Department, 8 Fair Road, Norwalk, Ohio 44857, when established. Applications for variances shall be submitted at least 10 working days prior to a scheduled meeting of the Planning Commission. A total of 15 copies of the application package shall be submitted.

Upon a review of the submittal and determination that the submittal is complete and meets all requirements per this section, the Administrative Officer shall place the variance on the agenda for the next Planning Commission meeting. The Administrative Officer shall review the request and prepare a written recommendation, following review and comments from the Technical Review Committee and other appropriate offices. The recommendation shall accompany a copy of the application package that is forwarded to the Planning Commission with the meeting notice. Notice of the variance request shall be posted in the Planning Department and a second public location in the County Administration Building. Notification shall also be sent to the trustees of the township(s) where the proposed development is situated, any other relevant public agencies, and all owners of property within a 1000 foot buffer of the subject parcel. Developer will be responsible for obtaining a list of property owners and their mailing addresses and is encouraged to contact the Huron County Map Department for assistance.

The Planning Commission shall hear the request and make a decision within 30 days of its hearing of the request. In its motion, the Commission shall fully describe the variance(s) granted, including citing the appropriate sections of the Subdivision Regulations, citing the basis, conditions, and reasons for its action, including the criteria under Subsection 2 that are met by the applicant in moving for approval. The Commission may also require conditions or modifications to the application that, in its judgment, secure substantially the objective of the standards or requirements so varied or modified and which protect the public health, safety, and general welfare.

## **2. Criteria**

The Planning Commission in consideration of a request for a variance shall use the following criteria. In order to approve a variance, the Planning Commission must cite at least one of the following criteria to justify an approval:

- a. That an extraordinary and obviously unnecessary hardship may result from the strict application of the Subdivision Regulations due to exceptional topographic or other physical conditions. Such hardship may not be considered if it was brought upon by the actions of the applicant.
- b. That truly unique circumstances are present that create a hardship with the strict application of the Subdivision Regulations. Such hardship may not be considered if it was brought upon by the actions of the applicant.

## **3. Policies**

In approving an application for a variance, the action of the Planning Commission must not conflict with the following policies:

- a. In no instance shall a variance be granted for the sole purpose of increasing economic benefit to the applicant.
- b. In no instance shall a variance be granted which has the effect of nullifying the intent and purposes of the Subdivision Regulations, the Huron County Comprehensive Land Use Plan as amended, or a zoning resolution if such exists.
- c. In no instance shall a variance be granted that conveys to the applicant, developer, subdivider, builder, or property owner special rights or privileges, as determined by the Planning Commission.

## **4. Effect of Approval and Period of Validity**

The approved variance and its conditions shall be noted on the Final Plat. If approved, the variance shall remain valid for 12 months from the date of approval or as long as a subdivision is being actively processed in accordance with the Subdivision Regulations. Subdivisions, which fail to meet the processing requirements, will be required to submit a new variance request.

## **B. Appeals**

Any person who believes he or she has been aggrieved by the Subdivision Regulations or the action of the County Planning Commission, has all 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, as amended.

### **201.12 Nonconformances**

Subdivisions approved prior to the adoption of these amended Subdivision Regulations shall be classified as legally nonconforming subdivisions and shall meet the regulations of the Huron County Subdivision Regulations, as amended in 01/01/2007.

Applications to create subdivisions (major, minor, large lot divisions) which have been received by the Huron County Planning Department, certified as fulfilling the submittal requirements, and which are at a stage in the approval process, shall be processed according to the regulations in place prior to the effective date of these amended regulations.

Applications to create subdivisions (major, minor, large lot divisions) submitted to the Planning Department after the effective date of these amended regulations shall be processed and approved according to these amended regulations.

### **201.13 Enforcement, Violations and Penalties**

Whoever violates any rule or regulation adopted by the Huron 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 the Subdivision Regulations shall forfeit and pay not less than one hundred (\$100.00) nor more than one thousand dollars (\$1,000.00). Such sum may be recovered with costs in a civil action brought in the Court of Common Pleas of Huron County. (Ohio Revised Code 711.10)

A County Recorder who records a plat contrary to the provisions of the Subdivision Regulations shall forfeit and pay not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00), to be recovered with costs in a civil action by the Prosecuting Attorney in the name and for the use of Huron County (Ohio Revised Code 711.12).

Whoever, being the owner or agent of the owner of any land within or without a municipal corporation, willfully 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 dollars (\$100.00) nor more than five hundred dollars (\$500.00) 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 of transfer shall not serve to exempt the seller from the forfeiture provided in this section.

If such land is within an appropriate jurisdiction, such sum may be recovered in a civil action brought in the Court of Common Pleas of Huron County by the legal representative of the appropriate jurisdiction in the name of the appropriate jurisdiction (Ohio Revised Code 711.13).

Any person who disposes of, offers for sale or lease for a time exceeding five years any lot or any part of a lot in a subdivision before provisions of the Subdivision Regulations are complied with shall forfeit and pay the sum of not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00) for each lot or part of a lot so sold, offered for sale or leased, to be recovered with costs in a civil action, in the name of the County Treasurer for the use of the County. (Ohio Revised Code 711.15).

## **201.14 Prohibitions**

### **A. Recording of Plat**

No plat for any subdivision shall be recorded by the Huron County Recorder or have any validity until said plat has received final approval in the manner prescribed in these Subdivision Regulations and other County regulations.

### **B. Revision of Plat after Approval**

No changes, erasures, modifications, or revisions shall be made in any plat of a subdivision after approval has been given by the Huron County Planning Commission and endorsed in writing on the plat unless said plat is first submitted to the Commission for revision per the Subdivision Regulations. Once recorded a plat cannot be revised without replatting.

### **C. Sale of Land within Subdivisions**

No owner or agent of the owner of any land located within a subdivision shall transfer or sell any lot, parcel, or tract of land by reference to, exhibition of, or by the use of a plat of subdivision before such plat has been approved and recorded in the manner prescribed in the Subdivision Regulations. The description of such lot, parcel or tract by metes and bounds or the Requirements for All Instruments of Conveyance in Huron County, Ohio in the deed of transfer or other documents used in the process of selling or transferring shall not exempt the transaction from the provisions of the Subdivision Regulations.

### **D. One Dwelling Per Parcel**

To properly ensure and provide for the best planned use of land in Huron County pursuant to Section 711.10 of the Ohio Revised Code, it is the policy of the County Commissioners to require that, without an officially approved variance from the Huron County Planning Commission, no more than one permanent dwelling (single family, two-family, or multiple family) be permitted on any individual land parcel as officially recorded in the County Tax Map Department.



It shall be the responsibility of all County agencies and departments to enforce this policy. In those instances where such a variance is requested by the County Health Department, the County Sanitarian should consult with the County Planning Department in reviewing and commenting on the proposal to avoid approving such a variance if it would constitute a clear violation of the intent of these regulations.

**E. Easements**

No buildings or other improvements shall be placed within a recorded easement.

**201.15 Administration**

**A. Planning Department**

The Subdivision Regulations shall be administered and enforced by the Administrative Officer, who will be the Director of Planning of Huron County, Ohio, or his/her designated representative and is hereby empowered therein. The Administrative Officer is responsible for the following actions:

1. Administration and interpretation of the Subdivision Regulations.
2. Processing all applications under the Subdivision Regulations, including major subdivisions, minor subdivisions, large lot divisions, commercial and industrial subdivisions, and variances.
3. Review all applications to insure that they meet the requirements of the Subdivision Regulations.
4. Coordinating and submitting recommendations from the Technical Review Committee to the Planning Commission.
5. Maintain all records related to the Subdivision Regulations and Technical Review Committee.

**B. Planning Commission**

The Planning Commission is responsible for the following actions:

1. Final approval of Concept Plans.
2. Final approval of Preliminary Plats.
3. Final approval of Final Plats.
4. Final approval of applications for variances to Subdivision Regulations.
5. To hear appeals of decisions of the Administrative Officer.
6. Initiation and/or recommendation of amendments to the Subdivision Regulations.
7. Adopting bylaws for the conduct of Planning Commission meetings.

**C. County Commissioners**

The County Commissioners are responsible for the following actions:

1. Adopting the Subdivision Regulations and any amendments thereof.
2. Adopting the fee schedule for the Subdivision Regulations.
3. Approval of Major Subdivision Final Plats .
4. Accepting public improvements for public use and releasing said improvements for maintenance by the appropriate public entity.

**D. Technical Review Committee**

The Technical Review Committee will be comprised at a minimum of staff from the County Planning Department, County Engineer's Office, County Health Department, Soil and Water Conservation District, County Tax Map Office, and Emergency Management Agency. Additional agencies may be invited to meet with the Technical Review Committee, including township trustees and fire departments. The Technical Review Committee will be facilitated and supported by the Planning Department, which will schedule committee meetings and circulate an agenda and related materials.

The Technical Review Committee will review all applications submitted to the Planning Commission under the Subdivision Regulations and all other issues deemed by any member to be relevant to the purpose, intent, and implementation of the Subdivision Regulations and/or other related County regulations.

The committee's recommendation regarding a proposed subdivision or agenda item will be forwarded in writing to the Planning Commission by the Administrative Officer, along with the subject application and supporting material. The Administrative Officer will summarize the Technical Review Committee recommendations in writing and attach all other written comments.

The Technical Review Committee shall have a Chairperson who will present the agenda items to the committee members and a Secretary who will keep minutes of meetings. The Chairperson and Secretary shall be two different individuals.

The Technical Review Committee meetings will be open to the public and a notice announcing such meeting shall be published in "Meeting Notice" in the local newspaper at least five working days prior to the subject meeting. Applicants will be notified in writing no later than five days prior to the Technical Review Committee meeting and will be expected to attend for an informal review and discussion of a subdivision proposal or other agenda item. Applicants have the right to request placement on the Technical Review Committee agenda for informal review of a development proposal that is subject to these regulations but for which an application has not been submitted.

**201.16 Development Permits**

The following outlines relationships between the Subdivision Regulations and other development related permits issued by Huron County and other authorities.

**Table A: Related Development/Actions<sup>1</sup>**

<b>Permit/Action</b>	<b>Purpose</b>	<b>Issuing Agency</b>	<b>Step in Process</b>
Access Permit	To regulate vehicular traffic	Engineer's Office	Before building permit
Building Permit	To regulate building construction	Township Zoning Inspector and/or all applicable agencies	After subdivision/zoning approval
Driveway Pipe Permit	To regulate the placement and sizing of drive pipes	Engineer's Office, Township, or ODOT	Before building permit
Floodplain Permit	To ensure construction is outside/above 100-yr. flood plain	Soil & Water Conservation District	Requires site plan/house number; Before building permit
Grading/ Drainage Permit	To ensure legal and proper grading/filling/drainage	Soil & Water Conservation District	Before any permit
Range/House Number	To properly address homes	Tax Map Department	Before any permit
Occupancy Permit	To ensure all improvements per code	Township Zoning Inspector and/or all applicable agencies	After building construction
Septic Permit	To ensure proper disposal of wastewater	Health Department	Before building permit and subdivision approval
Utility Permit	To regulate placement of utilities in right-of-way	Engineer's Office/OUPS Township/County where appropriate	Before building permit
Water Well Permit	To ensure safe water supply	Health Department	Concurrent with building permit
Zoning Permit	To ensure compliance with	Township Zoning	Before building

	township zoning resolution	Officer and/or all applicable agencies	permit
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<sup>1</sup>All permits require house/range numbers

**201.17 Subdivision Fees**

Fees are intended to fund the costs of administering the Subdivision Regulations. The Board of County Commissioners shall establish subdivision fees pursuant to the Subdivision Regulations for Concept Plan, Preliminary Plat, Final Plat, and Variances with a recommendation from the Administrative Officer. Other County departments may establish fee schedules.

The fee schedule shall be posted in the offices of the County Commissioners, Map Department, County Engineer’s Office, and the County Planning Department. Fees shall be reviewed on an annual basis and any adjustments recommended by the Administrative Officer to the County Commissioners for review and approval.

All applicable fees shall be paid in full at the time of submittal of an application. Application packages shall be considered to be incomplete and will not be approved for placement on an agenda or otherwise processed until the required fees are paid in full.

# 202 Definitions

202.01 Rules of Construction

202.02 Definitions

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## 202.01 Rules of Construction

For the purpose of the Subdivision Regulations, certain terms or words used herein shall be interpreted as follows:

- A. The word “person” includes a firm, association, organization, estate, partnership, trust, company, or corporation, as well as an individual.
- B. The present tense includes the future tense, the singular includes the plural, the plural includes the singular, and the masculine includes the feminine.
- C. The word “shall” is a mandatory requirement; the word “should” is preferred; the word “may” is permissive.
- D. The words “used” or “occupied” include the words “intended, designed, or arranged to be used or occupied.
- E. The word “lot” includes the words “plot”, “parcel”, or “tract”.
- F. In the case of any difference of meaning or implication between the text of Subdivision Regulations and any caption, illustration, summary table or illustrative table, the text shall control.

## 202.02 Definitions

**A.A.S.H.T.O.** - American Association of State Highway Transportation Officials. This organization publishes a manual with transportation and roadway standards cited in these regulations.

**Access** - Any driveway or other point of entry or exit, such as a street, road, or highway, that connects to the general street system.

**Access Management** - A set of policies and standards that manage the number and location of access points (driveways) on the public road system.

**Accessory Buildings/Structures** - Buildings and structures that are accessory to a principle building or structure.

**Administrative Officer** - The staff person so designated by the Huron County Commissioners as being responsible for processing and coordinating subdivision proposals on their behalf.

**Agriculture** - Agriculture includes farming, ranching, aquiculture, apiculture, horticulture, viticulture, animal husbandry, including but not limited to the care and raising of livestock, equine, and fur-bearing animals, poultry husbandry and the production of poultry and poultry products, dairy production, the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms, timber, pasturage, any combination of the foregoing, the processing, drying, storage, and marketing of agricultural

products when those activities are conducted in conjunction with, but are not secondary to, such husbandry or production.

**Applicant** - An individual submitting an application for approval of a subdivision or other related action under the authority and provisions of the Huron County Subdivision Regulations.

**Aquifer** - A consolidated or unconsolidated geologic formation or series of formations that are hydraulically interconnected and that have the ability to receive, store, or transmit water.

**Archaeological Resources** - The remains or other physical features that are remnants of previous human activity.

**Architect** - Any person registered to practice architecture by the State Board of Registration as specified in Section 4703.01 through 4703.19 of the Ohio Revised Code.

**Average Daily Traffic (ADT)** - The total number of vehicles that travel that portion of a roadway in an average day.

**Block** - A tract of land bounded by streets or by a combination of streets and public parks, cemeteries, railroad right-of-way, shorelines or waterways.

**Bond** - Any form of security including a cash deposit, surety bond, or instrument of credit in an amount and form satisfactory to the Huron County Commissioners.

**Buffer** - A naturally vegetated area or vegetated area along the exterior boundaries of a development which is landscaped and maintained as open space in order to eliminate or minimize conflicts between such development and adjacent land uses, or to separate a natural feature from development.

**Buildable Area** - Space remaining on a lot after the minimum subdivision and zoning requirements for yards, setbacks, easements, and restrictions have been met.

**Building** - Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or moveable property of any kind.

**Building Envelope** - 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.

**Building Line** - See "Setback Line"

**Caliper** - The diameter of a tree as measured approximately four feet above the ground.

**Capital Improvements Program** - A proposed schedule of all future projects by the county or municipalities, listed in order of construction priority together with cost estimates and the anticipated means of financing each project. All major projects requiring the expenditure of public funds, over and above the annual local government's operating expenses for the purchase, construction, or replacement of the physical assets for the community are included. This program is normally maintained and updated by the local or County Planning Commission, depending on staff resources.

**Channel** - A natural or artificial watercourse, which continuously or periodically contains moving water or which forms a connecting link between two bodies of water and has a definite bed and banks which confine the water.

**Completely Subdivided** - A tract that is divided into as many lots as the subdivider intends and/or these regulations permit.

**Comprehensive Land Use Plan** - A plan, or any portion thereof, adopted by the County

Planning Commission and County Commissioners, showing the general location and extent of present and proposed land use including housing, industrial, and commercial uses, major streets, parks, schools, and community facilities. The plan establishes the overall goals, objectives, and policies of the County.'

**Concept Plan** - The Concept Plan is a required submittal by a developer/subdivider that must be reviewed and approved by the Planning Commission prior to the submittal of a Preliminary Plat. The Concept Plan is not an official plat as defined by Ohio Revised Code 711.01. The Concept Plan shall address the entire development.

**Conservation Development** - An approach to designing a site that maximizes the conservation of open space and which clusters development.

**Construction Plans** - The specifications, maps, or drawings accompanying a subdivision plat, which show the specific location and design of improvements to be installed in the subdivision in accordance with requirements of the County Planning Commission and the County Engineer as a condition for the approval of the plat.

**Contour Interval** - A line on a map or survey that represents where all the land at that elevation is located. Contour maps show topography and United States Geological Survey (USGS) maps are based on 5, 10, or 15 foot contour interval lines.

**County** - Huron County

**County Commissioners** - The Board of County Commissioners of Huron County, Ohio

**County Engineer's Office** - The County Engineer of Huron County, Ohio

**County Health Department** - The Health Department of Huron County, Ohio

**County Planning Commission** - The County Planning Commission of Huron County, Ohio

**County Planning Department** - The Department, responsible to the Huron County Board of Commissioners, which provides staff planning support to the County Planning Commission in the administration and execution of the Huron County Subdivision Regulations.

**County Sanitarian** - The county staff person responsible for environmental services, including wastewater systems.

**Covenant** - A written promise or pledge.

**Coving** - An approach to designing a subdivision in which lot setbacks are staggered in response to site topography.

**Critical Root Zone** - The area of a tree in which the majority of a tree's roots lay. Often 95 percent of those roots are found in the upper 12 to 18 inches of soil and the majority of the roots supplying nutrients and water are found just below the soil surface. The total amount of a tree's roots is generally proportional to the volume of the tree's canopy and, if the roots only penetrate a thin soil layer, they must spread far from the tree and beyond the canopy.

**Cultural Resources** - Resources and other physical features that are remnants or components of the community's culture.

**Dedication** - The offering for conveyance of land or public improvements for any general public uses, reserving to the owner no other rights than those of the general public

**Density** - A unit of measurement; the number of dwelling units per acre of land.

**Density, Gross** - Gross density is a measure of total dwelling units per acre of land.

**Density, Net** - Net density is a measure of total dwelling units compared to the total site minus land set aside for roads, parks, and green space.

**Density, Very Low Residential** - Land to be utilized for residential purposes, which is less than 0.5 dwelling unit per acre.

**Density, Low Residential** - Land to be utilized for residential purposes, limited to 0.5 to one dwelling unit per acre.

**Density, Medium - Low Residential** - Land to be utilized for residential purposes, which ranges from one to two dwelling units per gross acre.

**Density, Medium - High Residential** - Land to be utilized for residential purposes, which has more than two dwelling units per gross acre but does not exceed 12 dwelling units per gross acre.

**Density, High - Residential** - Land to be utilized for residential purposes which exceeds 12 dwelling units per gross acre.

**Detention Basin/Pond** - A man-made or natural water collecting facility designed to collect surface and sub-surfaced water in order to impede its flow and to release the same gradually at a rate not greater than that prior to development, into natural or man-made outlets. See also Retention Basin/Pond.

**Development** - The physical improvement of a tract of land.

**Development Agreement** - An agreement between a developer/subdivider and the County Commissioners, which outlines the public improvements to be constructed as part of a subdivision and other related matters.

**Developer** - Any individual, subdivider, firm, association, syndicate, partnership, corporation, trust, or any other legal entity commencing proceedings under the Subdivision Regulations to effect a subdivision of land hereunder for himself or for another. (*See Subdivider.*)

**Ditch** - An excavation either dug or natural for the purpose of drainage or irrigation with intermittent flow.

**Ditch Petition** - The process, governed by the Ohio Revised Code Section 6131.63, and amendments, that details the method for permitting public maintenance of drainage facilities.

**Drainage, Sub-Surface** - A route or course located below the ground surface along which water moves or may move to drain an area.

**Drainage, Surface** - A route or course located on the ground surface, along which water moves or may move to drain an area.

**Drainage Way** - A watercourse, whether natural or constructed, that drains stormwater from a property.

**Drip Zone** - The drip zone is the area measured from the trunk to the outside reaches of a tree's canopy.

<p style="text-align: center;"><b>Gross Density</b> 40 lots/50 acres = 1.25 lots/acres</p> <p style="text-align: center;"><b>Net Density</b> 50 acres-10 acres (open space/ roads) = 40 acres 40 lots/40 acres = 1.0 lots/acre</p>
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**Driveway/Private** - Every drive, way, place or lane, in private ownership used for vehicular or pedestrian travel by the owner but not by other persons, used to provide access from a public street to a dwelling unit or commercial or industrial activities.

**Dry Hydrant or Draughting Hydrant** - A non-pressurized pipe system permanently installed in lakes, ponds, streams, cisterns, and other structures that provide a means of access to water for the use of fighting fires whenever needed, regardless of weather.

**Dwelling Unit** - Space, within a building, comprising living, dining, sleeping room or rooms, as well as space and equipment for cooking and bathing, and toilet facilities, all used by a group of people living together as a household.

**Easement** - Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of the owner's property, including maintenance.

**Easement, Access** - An easement providing permanent access from a public or private road through a property to another location(s) or property(s). **All easements must be recorded in the Huron County Recorder's Office.**

**Easement, Agricultural Conservation** - An easement intended to protect, preserve and conserve farmland and which shall prohibit the development of said ground.

**Easement, Conservation** - An easement intended to protect, preserve, and conserve a natural feature, which shall prohibit the construction of any buildings or structures within the easement and shall prohibit the removal of all vegetation, except that which is necessary for protecting the public health and safety and/or according to an approved forest management plan, where required.

**Easement, Landscape** - An easement intended to protect a landscaped area or feature.

**Easement, Petition Drainage** - An easement created to allow for the purposes of construction, reconstruction and maintenance of drainage ways funded through assessments, as specified in the Ohio Revised Code, Section 6137.

**Easement, Private** - An easement provided for all interested property owners.

**Easement, Public** - An easement provided for public entities.

**Easement, Utility** - An easement provided for entities and companies providing sanitary sewer, water, storm water, gas, electric, telecommunication, cable television and other public utility services.

**Easement Flow Way** - The flow routes and drainageways necessary to convey the designed storm.

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

**Engineering Code** - The adopted Huron County Engineering Code for Subdivision Development, containing the companion engineering and construction standards to the Subdivision Regulations. Copies are available from the County Engineer's Office.

**Entry Feature** - A landscaping feature and/or built decorative features located at the entrance to a development.

**Erosion** - The wearing away of the land surface by running water, wind, ice, or other geological agents, including such processes as gravitational creep. Detachment and movement of soil or rock fragments by wind, water, ice, or gravity.

**Escrow** - A deposit of cash from the developer/subdivider to the local government with an approved bank in an account controlled by the County Commissioners and also payable to them, in lieu of an amount required and still in force on a performance or maintenance bond.

**Expressway** - A limited or controlled access highway providing for the expeditious movement of through traffic between major municipalities and not intended to provide land access service.

**F.E.M.A.** - See Federal Emergency Management Agency.

**Federal Emergency Management Agency** - The agency with the overall responsibility for administering the National Flood Insurance Program.

**F.I.R.M.** - See Flood Insurance Rate Map.

**Final Plat** - The final completed plat of a subdivision that is to be filed in the County Recorder's Office, as further described in the Subdivision Regulations and Engineering Code, and any accompanying material as described in the Subdivision Regulations or specifically required by the County Planning Commission. The Final Plat does not include the engineering construction plans as specified in the Engineering Code.

**Flood Elevation** - The elevation of the water surface of the base flood based on the National Geodetic Vertical Datum (NGVD) of 1929 and adjusted data from NAD 1983.

**Flood Insurance Rate Map** - Maps produced by F.E.M.A. which highlight existing 100 year and 500 year flood plains within the County.

**Flooding, Base** - A flood having a 1 percent chance of being equaled or exceeded in any given year.

**Floodplain** - The areas adjoining a watercourse, which are expected to be flooded as a result of a severe combination of meteorological and hydrological conditions.

**Floodway** - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

**Floodway, Fringe** - The portion of the 100-year floodplain outside the floodway.

**Forester** - A professional, who develops, cares for, and cultivates forests.

**Forest Delineation** - A qualitative and quantitative study that determines the boundaries of a forest resource through an analysis of its characteristics and supporting ecosystem, including topographical and groundwater considerations.

**Forest Ecosystem** - The organisms that comprise a biotic community, often defined by the predominate tree species (e.g. a beech-maple forest).

**Frontage** - The portion of a lot along a street or road. (See "Lot Frontage".)

**Frontage Street Tree** - A tree provided by a developer, subdivider, builder or homeowner located adjacent to, but outside, a road right-of-way.

**Geographic Information System (GIS)** - A computer system consisting of hardware and software that captures, stores, maintains, and displays spatially referenced data.

**Global Positioning System (GPS)** - A worldwide radio navigation system formed from a cluster of satellites and their ground stations. GPS uses these satellites to calculate positions on the surface of the Earth.

**Grade** - The slope of a road, street, or public way, specified in percentage (%) term

**Gross Acre** - A measurement of the amount of development compared with the total size of the site (i.e. 100 dwellings on a 50-acre parcel equates to two units per gross acre).

**Habitat** - The ecological area that supports a species.

**Hedgerow** - A row of trees and other vegetation along a property line, typically associated with a farm.

**Highway, Limited Access** - A freeway or expressway providing a traffic way for through traffic, in respect to which owners or occupants of abutting property or lands and other persons have no legal right to access to or from the same, except at such points and in such manner as may be determined by the public authority having jurisdiction over such traffic way.

**Historic Resources** - Buildings, structures, and other improvements that are of historic value due to their age or importance.

**Homeowners' Association** - Any planned community operating under a recorded land agreement or declaration of covenants and restrictions through which each lot owner in a subdivision or development is a member and/or each lot is subject to charges for a proportionate share of the expenses for the organization's activities, such as maintenance of common land, roads, and storm or drainage facilities. These planned communities shall be established per O.R.C. Chapter 5312.

**Horse-Drawn Wagon Path** - A path or portion of a public or private right-of-way intended for use by horse-drawn wagons and other similar non-motorized vehicles.

**Hydric Soils** - A hydric soil is a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part.

**House Number** - The house number is the official street address assigned to a tax parcel.

**Improvements** - Street pavements or resurfacing, curbs, gutters, sidewalks, water lines, sewer 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.

**Intermittent Stream** - A stream that does not flow on a continuous basis.

**Intersection Stopping Sight Distance** - That length of highway that is required to be visible to the driver to allow the driver on a minor highway to safely cross or obtain access to a major highway.

**Joint Ownership** - Joint ownership among persons shall be construed as the same owner, also known as "constructive ownership", for the purpose of imposing subdivision regulations.

**Land Application of Wastewater Effluent** - The act of applying wastewater effluent on undeveloped land (including golf courses) to serve as fertilizer for crops or other landscape material.

**Landmark Tree** - A tree with a minimum caliper of 24 inches.

**Landscape Plan** - A landscape plan is a professionally prepared document, which shall provide sufficient information for the County to determine whether the proposed landscape improvements are in conformance with the other requirements of the Subdivision Regulations.

**Large Lot Divisions** - The division of land into parcels between 5.0000 acres and

20.0000 acres per Ohio revised Code 711.133 and Huron County Subdivision Regulations. (See Section 204.10)

**Leach Fields** - Land designated for the onsite treatment of domestic wastewater.

**Level of Service** - A measurement of the service level of a public road to accommodate traffic volumes.

**Location Map** - See “Vicinity Map”

**Lot** - For purposes of the Subdivision Regulations, a lot is a parcel of land of sufficient size to meet minimum density or, where applicable, zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required. Such lots shall have frontage on an improved public street, or on an approved private street having access to a public street.

**Lot Frontage** - The front of a lot shall be construed to be the portion nearest the street. For the purposes of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under “yard” in this chapter. Frontage shall be measured along the right-of-way or centerline, whichever is applicable and shall be continuous.

**Lot Improvement** - Any building, structure, or other object or improvement of the land on which they are situated which constitutes a physical betterment of real property or any part of such betterment.

**Lot Measurements** - A lot shall be measured as follows:

A. Depth of a lot shall be considered to be the distance between the mid-points of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.

B. Width of the lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the building setback line determined by local zoning.

**Lot, Minimum Usable Area Of** - The area of a lot is computed exclusive of any portion of the right-of-way or easement of any public or private street. The Huron County Health Department and/or Township Zoning determines minimum usable area if needed for placement/replacement of private household sewage disposal systems and potable water systems.

**Lot of Record** - A lot which is a part of a subdivision plat recorded in the Office of the County Recorder, or a lot or parcel described by metes and bounds, the description, instrument, or conveyance of which has been so recorded.

**Lot Split** - See “Minor Subdivision”

**Lot Type** - Terminology used in the Subdivision Regulations with reference to corner lots, double frontage lots, interior lots, and through lots as follows:

A. Corner Lot - A lot located at the intersection of two or more streets.

B. Interior Lot - A lot other than a corner lot with only one frontage on a street.

C. Through Lot - A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as “double frontage lots”.

D. Reversed Frontage Lot - A lot on which frontage is at right angles

to the general pattern in the area. A reversed frontage lot may also be a corner lot.

**Major Subdivision** - All subdivisions not classified as minor subdivisions, including but not limited to subdivisions of more than five lots, or any size subdivision requiring any new street or extension of the local government facilities, or the creation of any public improvements.

**Marsh** - A type of wetland where the soil is usually waterlogged during the growing season. Vegetation includes cattails, bulrushes, spike rushes, grasses, and various other marsh plants. Marshes would include any wetland "Type 3" or greater, as defined by the U. S. Fish and Wildlife Service Circular No. 39.

**Minor Subdivision** - A division of a parcel of land (0.0001 acre to 5.0000 acres) that does require a plat to be approved by a planning authority. Also known as a "lot split".

**Monuments** - Permanent concrete or steel markers used to establish all lines of the plat of a subdivision, including all lot corners, boundary line corners, and points of change in the street alignment. For a detailed description, refer to OAC 4733.37.03.

**NAD** - National Adjusted Datum of 1983

**National Register of Historic Places** - A registry of federally designated historic properties, sites, and districts.

**Natural Resource Conservation Service (NRCS)** - A governmental agency with the responsibility of ensuring development is in compliance with the conservation efforts of natural resources. Previously known as the Soil Conservation Service, NRCS is an agency of the U. S. Department of Agriculture.

**NAVD** - National Adjusted Vertical Datum, 1929

**NGS** - National Geodetic Survey, a branch of NOS which is a branch of NOAA.

**NOAA** - National Oceanic & Atmospheric Administration, a branch of the Department of Commerce.

**NOS** - National Ocean Service

**No-Build Reserve** - An acre of a lot and/or subdivision plat designated as an area in which no buildings, structures, or other improvements, including utilities, are to be located.

**Nonresidential Subdivision** - A subdivision whose intended uses is other than residential, such as commercial or industrial. Such subdivisions shall comply with the applicable provisions of the Subdivision Regulations.

**Off-Site** - Any premises not located within the area of the property to be subdivided, whether or not in the common ownership of the applicant for subdivision approval.

**Ohio Historic Inventory** - An inventory of state recognized historic resources.

**Ohio Natural Heritage Database** - An inventory of state recognized historic resources.

**Ohio Administrative Code** - Abbreviated OAC for reference purposes.

**Ohio Department of Natural Resources (ODNR)** - The department of the State of Ohio responsible for ensuring a balance between wise use and protection of our resources for the benefit of all.

**Ohio Department of Transportation (ODOT)** - The department of the State of Ohio

charged with creating, maintaining, and supporting infrastructure to move people and goods within the state. ODOT is divided into districts, with District 3 responsible for Huron County.

**Ohio Revised Code** - Abbreviated ORC for reference purposes in the Subdivision Regulations. ORC is a set of laws enacted by the state legislature governing the conduct of and scope of regulation by political subdivisions and agencies of the State of Ohio.

**Open Space** - An area open to the sky, which may be on the same lot with a building. The area may include, along with the natural environment features, swimming pools, tennis courts, or any other recreational facilities that the County Planning Commission deems permissive. Streets, structures for habitation, and the like shall not be included.

**Original Tract**- Any legal recorded parcel which existed on or before the date of January 01, 2007. This provides the basis for Subdivision Regulation 204.03D.

**Owner** - Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in land sought to be subdivided under the Subdivision Regulations.

**Parking Lot** - An open area, excluding a street or other public right-of-way, used for the parking of vehicles and available to the public, whether for free or for compensation.

**Parking Space, Off-Street** - For the purpose of the Subdivision Regulations, an off-street parking space shall consist of an area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room, but shall be located totally outside of any street or alley right-of-way.

**Parking Space, On-Street** - For the purpose of the Subdivision Regulations, an on-street parking space shall consist of an area adequate for parking an automobile with room for opening doors on both sides located within the street or alley right-of-way.

**Parcel Number** - The number assigned to any unit of land in the possession of or recorded as the property of one person.

**Pedestrian Friendly** - The density, layout, and infrastructure that encourages walking and biking within a subdivision or development, including short setbacks, front porches, sidewalks, and bike paths.

**Perennial Stream** - A stream with continuous flow.

**Performance Agreement** - An agreement by a sub-divider or developer with Huron County for the amount of the estimated construction cost, guaranteeing the completion of physical improvements, according to plans and specifications, within the time prescribed by the developer's/sub-divider's agreement.

**Phase, Subdivision** - A plan in which the applicant proposes to immediately subdivide the property but will develop it in one or more individual phase(s) over a period of time.

**Planning Department** - The Planning Department of Huron County, Ohio.

**Planning Commission** - See "County Planning Commission"

**Plat** - The drawing on which the developer's/subdivider's plan of subdivision is presented to the County Planning Commission for review and consideration for

approval.

**Preliminary Plat** - The plat(s) and documentation demonstrating that all applicable subdivision regulations are presented to the County Planning Commission for review and consideration for approval.

**Prime Agriculture Soils** - Prime agriculture soils, as defined by the U. S. Department of Agriculture, are soils that are best suited to producing food, feed, forage, fiber, and oilseed crops. Prime agriculture soils produce the highest yields with minimal inputs of energy and economic resources and farming these soils results in the least damage to the environment. These soils are a non-renewable resource.

**Prosecutor, County** - The Prosecutor of Huron County.

**Public** - Open to common use, whether or not under public ownership.

**Public Improvement** - Any drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree lawn, off-street parking area, lot improvement, or other facility for which the local government shall be responsible for maintenance and operation, or which may affect an improvement for which local government responsibility is established. All shall be properly bonded or constructed.

**Public Right-Of-Way** - A strip of land occupied, or intended to be occupied, by a street, crosswalk, railroad, road, or for another special use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting, and drainage facilities and may include special features (required by the topography or treatment) such as grade separations, landscaping areas, viaduct, and bridges. The usage of the term “street right-of-way” for land-platting purposes shall mean that every right-of-way hereafter established and shown on a Final Plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or area of such lots or parcels.

**Public Way** - An alley, avenue, boulevard, bridge, channel, ditch, easement, expressway, freeway, highway, right-of-way, sidewalk, street, subway tunnel, viaduct, walk or other ways in which the general public or a public entity have a right of access or which are dedicated, whether improved or not.

**Public Utility** - A public or private corporation that provides a utility service, such as electric, telephone, cable, sewer, water, gas, or other similar public service.

**Re-Plat** - A change in the map of an approved or recorded subdivision plan or plat if such change significantly affects any street layout on such map or area reserved thereon for public use, or any lot line; or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions and which results in a change in the intent of the County Planning Commission’s original approval. The provisions of the prior approved subdivision must be completely vacated for the replat to be approved. All owners must sign off without number until officially re-recorded for new number.

**Reserve** - The identification and setting aside of an area of land on a Preliminary Plat or Final Plat for common use.

**Retention Basin/Pond** - A man-made or natural water collecting facility (pond, pool, or basin) used for the permanent storage of water runoff. See also Detention Basin/Pond.

**Riparian Buffer** - A vegetated buffer strip along a watercourse that filters storm water and provides wildlife habitat.

**Road, Private** - Private roads are not allowed in Huron County. This is effective on the date of acceptance of these amendments in calendar year 2013.

**Road, Public** - A public way, typically bounded between property lines, intended for vehicular traffic, dedicated to the public and improved to public standards. (*See Engineering Code*)

**Screening** - A wall, fence, mound, and/or landscaping designed and installed to create a screen between adjacent properties or uses.

**Setback Line** - A line established by the Subdivision Regulations, zoning resolution, or County Health Department requirements, generally parallel with and measured from the road right of way line or the lot lines defining the limits of a yard in which no building, other than an accessory building or structure, may be located above the ground, except as may be provided in the Subdivision Regulations. County Health Department requirements may establish this setback line to be either a minimum or a maximum.

**Sewage Disposal Systems, Household** - Any sewage disposal or treatment system or part thereof for a single family, two-family, or three family dwelling which receives sewage as approved by the County Health Department.

**Sewers, Central or Package Sewerage System or Sewer Districts** - A complete, independently operating sewer system including collection and treatment facilities constructed by the developer/subdivider, to the standards of the County or Ohio Environmental Protection Agency (OEPA), to serve a new subdivision in an outlying area. Such a system must be approved and accepted by the Board of County Commissioners for transfer of ownership to and operation by the County.

**Sidewalk** - That portion of the road right-of-way outside the vehicular roadway, which is improved for the use of pedestrian traffic. See also "Walkway".

**Sight Distance** - A visual distance along a road or across an intersection.

**Site** - A lot or parcel proposed for development.

**Slope** - The deviation of a surface from the horizontal, usually expressed in percent or degrees.

**Slope, Steep** - Steep slopes are slopes of 25 percent or greater.

**Soil and Water Conservation District (SWCD)** - As organized under Chapter 1515 of the Ohio Revised Code; referring either to the Soil and Water Conservation Board or its designated employee(s).

**Soil Survey** - The Soil Survey of Huron County, Ohio, as prepared by the U. S. Department of Agriculture, as amended.

**Storm Water** - The rainfall that accumulates on the ground.

**Stream** - A course of running water, usually flowing in a particular direction in a defined channel and discharging into some other stream or body of water. (*See Channel*)

**Street** - See "Road"

**Subdivider** (*see Developer*) - The following apply:

- A. A person having an interest in land and who causes it, directly or indirectly, to be divided into a subdivision.
- B. A person who directly or indirectly sells, leases, or develops or offers to sell, lease, or develop, or advertises to sell, lease, or develop any interest, lot, parcel, site, unit, or plat in a subdivision.
- C. A person who engages directly or through an agent in the business of



selling, leasing, developing, or offering for sale, lease, or development a subdivision or any interest, lot, parcel, site, unit or plat in a subdivision.

- D. A person who is directly or indirectly controlled by or under direct common control with any of the foregoing.

**Subdivision** - As per Section 711.001, ORC:

- A. The division of any parcel of land, shown as a unit or as contiguous units on the last preceding tax roll, into two or more parcels, sites or lots any one of which is less than five acres for the purpose, whether immediate or future, of transfer of ownership; provided, however, that the division or partition of land into parcels of more than five 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
- B. The improvement of one or more parcels of land for residential, commercial, or industrial structures or groups of structures; 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.

**Subdivision, Open Space** - A clustered neighborhood design with a gross density comparable to nearby Rural and Semi-Rural subdivisions.

**Subdivision, Rural** - A very low density, conventional neighborhood designed as a smaller, self contained development.

**Subdivision, Semi-Rural** - A low density, conventional neighborhood design with a curvilinear street pattern.

**Subdivision, Village Cluster** - A traditional neighborhood design with compact development in a pedestrian-friendly environment, typically with a grid street pattern and centered on a common open space.

**Surety** - A bond, usually to back the performance of an individual or company.

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

**Tax Map Department** - The Tax Map Department as administrated by the Huron County Auditor's Office and the Huron County Engineer's Office.

**Technical Review Committee** - A committee responsible for the review of applications and development plans per the Subdivision Regulations.

**Thoroughfare Plan** - The most recent plan adopted by the County Planning Commission indicating the location of thoroughfares within the County.

**Thoroughfare, Street, Road** - The full width between property lines bounding every public way of whatever nature, with a part thereof to be used for vehicular traffic and designated as follows:

- A. Alley - A minor street used primarily for vehicular service access to the back or side of properties abutting on another street.
- B. Arterial - A general term denoting a highway primarily for through traffic, carrying heavy loads and large volume of traffic, usually on a continuous route with high operating speed. Recommended right-of-way is 100 feet.
- C. Boulevard - A divided street which can carry large or small amounts of vehicular traffic depending upon parking regulations and lot access.

- D. Collector, Major - A thoroughfare, whether within a residential, industrial, commercial, or other type of development, which primarily carries traffic from major local streets to arterial streets, including the principal entrance and circulation routes within subdivisions. Recommended right-of-way is 80 feet.
- E. Collector, Minor - A thoroughfare, whether within a residential, industrial, commercial, or other type of development, which primarily carries traffic from major local streets to arterial and major collector streets, including the principal entrance and circulation routes within subdivisions. Recommended right-of-way is 60 feet.
- F. Cul-de-Sac - A local street with one end open to traffic and the other end permanently terminating in a circular turnaround.
- G. Local - A street primarily for providing access to residential, commercial or other abutting property. Recommended right-of-way is 60 feet.
- H. Loop - A type of local street, each end of which terminates at an intersection with the same arterial or collector street, and whose principal radius points of the 180 degree system of turns are not more than 1,000 feet from said arterial or collector street, not normally more than 600 feet from each other.
- I. Minor - A street whose sole function is to provide access to abutting properties. It serves or is designed to serve not more than nine dwelling units and is expected to or does handle an ADT of up to 90 vehicles per day.
- J. Private - A strip of privately owned land providing access to abutting properties.
- K. Stub-Street - A street that is typically short in length, continued to the property line with the intention of extending to another development in the future. A stub street is often called a temporary dead-end street and in accordance with the Engineering Code, utilizes a temporary turnaround.

**Topography** - The configuration of the surface, including its relief and the position of natural and constructed features.

**Traffic Control Device** - Signs, signals, markings, and other devices prescribed to regulate, guide, or warn traffic.

**Tree** - A large, woody plant having one or several self-supporting stems or trunks and numerous branches; may be classified as deciduous or coniferous.

**USGS** - The United States Geological Survey (USGS) collects and distributes data regarding the location and extent of physical features and natural resources.

**Utility Services** - Any above- and below-ground structures or facilities (other than buildings, unless such buildings are used as storage incidental to the operation of such structures or facilities) owned by a government entity, a non-profit organization, a corporation, or any entity defined as a public utility for any purpose by (the appropriate provision of state law) and used in connection with the production, generation, transmission, delivery, collection or storage of water, sewage, electricity, gas, oil, or electronic signals.

**Variance** - A variance is a modification of the strict terms of the relevant 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 or property owner, a literal enforcement of the regulations would result in unnecessary and undue hardship.

**Vicinity Map** - A drawing located on a submittal which sets forth, by dimensions or other means, the relationship of the proposed subdivision or use to other nearby developments or landmarks and community facilities and services within Huron County in order to better locate and orient the area in question.

**Walkway** - A dedicated public way for pedestrian use only, whether along the side of a road or access way between blocks and parcels.

**Wastewater System, Central** - A wastewater system constructed to Huron County or Ohio Environmental Protection Agency standards to serve a new community or other development in an outlying area. It includes wastewater treatment and collection facilities.

**Wastewater System, Community** - A public wastewater system that serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.

**Wastewater System, Non-Community** - A public wastewater system that is not a community wastewater system.

**Wastewater System, Individual or Household** - A wastewater system designed to serve only one individual or household, as approved by the County Health Department.

**Wastewater System, Private** - A private wastewater system for the provision of removing wastewater, if such system has fewer than 15 service connections and does not regularly serve an average of at least 25 individuals daily at least 60 days out of the year.

**Wastewater System, Public** - A wastewater system for the provision of removing wastewater, if such system has at least 15 service connections or regularly serves an average of at least 25 individuals daily for at least 60 days of the year.

**Watercourse** - A channel in which a flow of water occurs either continuously or intermittently in a definite direction. The term applies to either natural or built channels. (*See Channel.*)

**Watershed** - The drainage basin in which the subdivision drains or that land whose drainage is affected by the subdivision.

**Water System, Central** - A water system constructed to Huron County or Ohio Environmental Protection Agency standards to serve a new community or other development in an outlying area. It includes water treatment and distribution facilities.

**Water System, Community** - A public water system that serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.

**Water System, Non-Community** - A public water system that is not a community water system.

**Water System, Individual or Household** - A water system designed to serve only one individual or household, as approved by the County Health Department.

**Water System, Private** - A private water system for the provision of water for human consumption, if such system has fewer than 15 service connections and does not

regularly serve an average of at least 25 individuals daily for at least 60 days out of the year. A private water system includes any well, spring, pond, or hauled water and any equipment for the collection, transportation, filtration, disinfection, treatment, or storage of such water extending from and including the source of the water to the point of discharge from any pressure tank or other storage vessel; to the point of discharge from the water pump where no pressure tank or other storage vessel is present; or, in the case of multiple service connections serving more than one dwelling, to the point of discharge from each service connection. A private water system does not include the water service line extending from the point of discharge to a structure.

**Water System, Public** - A system for the provision to the public of piped water for human consumption, if such system has at least 15 service connections or regularly serves an average of at least 25 individuals daily at least 60 days of the year. This term includes any collection, treatment, storage, and distribution facilities under control of the operator of such system and facilities not under such control, which are used primarily in connection with such system. A public water system is either a “community water system” or a “non-community water system”.

**Wetland** - Those areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and, under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated hydric soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

**Yard** - A required open space unoccupied and unobstructed by any structure or portion of a structure.

- A. Yard, Front - A yard extending between side lot lines across the front of a lot and from the front of the principal building.
- B. Yard, Rear - A yard extending between side lot lines across the rear of a lot and from the rear lot line to the rear of the principal building.
- C. Yard, Side - A yard extending from the principal building to the side lot line on both sides of the principal building between the lines establishing the front and rear yards.

**Zoning** - The regulations and limitations by districts of the height, bulk and location, including percentage of lot occupancy, building setback lines, and other structures and of the premises in such districts.

**Zoning Inspector** - A person appointed by the Township Trustees to enforce the zoning regulations in their township, including new subdivisions.

# 203 Major Subdivision

203.01 Purpose and Intent	203.05 General Procedures
203.02 Comprehensive Land Use Plan Policies	203.06 Submittal Requirements
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## 203.01 Purpose and Intent

It is the purpose and intent of Huron County to ensure the creation of sound neighborhoods that are sensitive to the County’s rural character, responsive to the environmental constraints, appropriate to available supporting infrastructure and consistent with the Huron County Comprehensive Land Use Plan, as defined in Section 201.02 of the Subdivision Regulations. In meeting the policies, standards, and requirements of the Subdivision Regulations, developers/subdividers are expected to create outstanding residential neighborhoods that are unique to Huron County’s character and quality of life. The neighborhoods should add to the quality of life valued by County residents, including enhanced social interaction and aesthetics. It is the priority of Huron County that the Planning Commission, County Staff, developers, subdividers, and builders work together to create quality rural neighborhoods.

## 203.02 Comprehensive Land Use Plan Policies

The Huron County Comprehensive Land Use Plan establishes development policies relative to development patterns, intensity, and other factors which directly relate to major subdivisions. Those policies are structured based upon geographic location.

In conjunction with addressing general land use patterns, the Comprehensive Land Use Plan also identified infrastructure, community appearance, and other locally defined development priorities. Major and minor subdivisions shall meet these standards within the scope of the Subdivision Regulations.

Please refer to Huron County Comprehensive Land Use Plan, adopted April, 2007, specifically Chapter 9, Summary of Recommendations.

## 203.03 Subdivision Types

Huron County seeks to promote creative approaches to designing and constructing residential neighborhoods, as recommended in the Comprehensive Land Use Plan. A major subdivision application shall indicate the type of subdivision proposed by the developer as provided for in this Section. Design standards provided herein must be reflected in deliberations on the submittal. The following major subdivision types are permitted in Huron County per the Subdivision Regulations.

**A. Rural Subdivision**

A Rural Subdivision is a low density, conventional neighborhood designed as a smaller, self-contained development. The street system is typically curvilinear. Rural Subdivisions will only be approved in the absence of central utility services and are expected to be developed with on-site water and wastewater systems. Therefore, a rigorous assessment of natural features is required.

**B. Semi-Rural Subdivision**

A Semi-Rural Subdivision is a low density, conventional neighborhood design with a curvilinear street pattern. Semi-Rural Subdivisions are expected to accommodate traditional suburban-style development patterns. If the developer proposes a subdivision without central utilities, then a rigorous assessment of natural features is required.

**C. Open Space Subdivision**

An Open Space Subdivision is a clustered neighborhood design with a gross density comparable to nearby Rural and Semi-Rural subdivisions. The Open Space Subdivision sets aside a substantial amount of permanent open space as a reserve on the plat and is a self-contained development. Depending on the design, the investment in supporting infrastructure can be less than a Rural and Semi-Rural subdivisions. Open Space Subdivisions are preferred as an alternative to Rural Subdivisions in the Conservation Areas designated in the Comprehensive Land Use Plan and a higher density is permitted herein as an incentive. Stub streets are generally not required in this subdivision type.

**D. Village Cluster Subdivision**

A Village Cluster Subdivision is a traditional neighborhood design with compact development in a pedestrian-friendly environment, typically with a grid street pattern and centered on common open space (e.g. village green) of two to five acres in size. It should be located within one-quarter mile of arterial collectors and/or have direct access to major collectors, creating nodes of activity that can be adequately supported by the road network.

The Village Cluster Subdivision should build upon the historic pattern of Huron County's villages and communities, with their common areas, grid street patterns, lots with shallow front yards, and other human-scale amenities. The Village Cluster Subdivision should be located adjacent to an existing community or in close proximity to a major road intersection (e.g. two county highways), creating the sense of a crossroads community. The village green should be abutted by roads and not the rear of individual lots, thereby making it completely accessible to the public. Village greens could include a gazebo, landscaping, and other passive features. Lots opposite

to the village green could be set aside for non-residential uses such as churches, schools, and other public buildings.

**203.04 Development Standards**

**A. General**

The following general development standards apply to all subdivision types:

1. All major subdivisions shall have frontage on a public road.
2. The standards of Section 206, Planning Principles and Design Standards, shall be met by all subdivisions.
3. The standards of Section 207, Environmental Planning Standards, shall be met by all subdivisions.

**B. Subdivision Type**

The following table summarizes minimum development standards by individual subdivision type:

**Table B: Lot Standards by Major Subdivision Type**

Subdivision Type	Central Sanitary	Minimum Lot Size	Minimum Lot Frontage	Minimum Front Yard <sup>1</sup>
Rural	No	1.5 acres	150 ft	35 ft
Semi-Rural	Yes	15,000 sq.ft.	80 ft	30 ft
	No	1 acre	150 ft	35 ft
Open Space	Yes	10,000 sq.ft.	70 ft	25 ft
	No	1 acre	150 ft	35 ft
Village Cluster	Yes	8,000 sq.ft.	60 ft	20 ft
	No	1 acre	150 ft	35 ft

<sup>1</sup> Front and side yards may be modified by slope - see Table H, 207.13

Note: Minimum frontage on a cul-de-sac is 60 feet, and all lot lines shall be radial.

Note: Individual townships may have minimum standards more restrictive than the above.

**Table C: Public Improvement Standards by Major Subdivision Type**

<b>Subdivision Type</b>	<b>Minimum Lot Size</b>	<b>Curb and Gutter</b>	<b>Road Cross-Section<sup>1</sup></b>	<b>Street Sidewalks</b>	<b>Lighting</b>
Rural	1.5 acres	No	Figure 6-3 or 6-4	No	No
Semi-Rural	15,000 sq.ft.	Yes	Figure 6-1 or 6-2	Yes	Yes
	1 acre	No	Figure 6-3 or 6-4	No	No
Open Space	10,000 sq.ft.	Yes	Figure 6-1 or 6-2	Yes	Yes
	1 acre	No	Figure 6-3 or 6-4	No	No
Village Cluster	8,000 sq.ft.	Yes	Figure 6-1 or 6-2	Yes	Yes
	1 acre	No	Figure 6-3 or 6-4	No	No

<sup>1</sup>Refer to Engineering Code

Note: See Table E for right-of-way.

Note: Individual townships may have minimum standards more restrictive than the above.

**C. Homeowners Association**

A Homeowners Association is a viable tool for owning and maintaining various aspects of a subdivision, including but not limited to common areas, open space, private roads, sidewalks, and landscape elements (e.g. gateways, buffers, detention and off road right of way drainage systems). Major Subdivisions with private dedicated features such as these shall provide for a Homeowners Association in conjunction with the Preliminary Plat and Final Plat.



**1. Definition**

A Homeowners Association, whether or not incorporated, operates under and pursuant to recorded covenants or deed restrictions. This shall be done per O.R.C. Chapter 5312. Through these covenants or restrictions each owner of a lot/parcel within the respected Major Subdivision is automatically a member as a condition of ownership. Each member is typically subject to a charge or assessment for a pro-rated share of expenses of the association, which may become a lien against the lot/parcel of the member.

**2. Roles and Responsibilities**

Permanently protected open space created through the subdivision process shall remain undivided and shall be owned and managed by a Homeowners Association as approved by the County Planning Commission. The association shall be responsible for maintenance, insurance and taxes on common areas including open space, recreational facilities, private roads, common access drives, private community water and sewer systems, and detention and retention basins.

**3. Submission**

The proposed Homeowners Association document shall be submitted by the developer/subdivider before the Preliminary Plat. Provision for the establishment of the association shall be made before any lot in the Major Subdivision is sold. Once established, the association has clear legal authority and obligation to maintain and exercise control over common space and facilities. As each lot/parcel is sold, the purchaser must become a member of the association and this membership shall be written into the deed and run with the land in perpetuity. Any Homeowners Association must be maintained in perpetuity to meet the obligations of this document.

**4. Bylaws**

The developer/subdivider shall provide a description of the Homeowners Association before the submittal of the Final Plat including its bylaws and methods for maintaining open space. The bylaws outlining the rules and regulations of the association shall be drafted in concurrence with the Subdivision Regulations. The final draft of the bylaws shall be filed with the Final Plat and recorded with the County Recorder's Office.

## 203.05 General Procedures

### A. Applicability

Before any land is subdivided the owner of the property proposed to be subdivided, or his/her authorized agent, shall apply for and secure approval of the proposed subdivision in accordance with the following procedures, which include the following steps:

1. Pre-application meeting
2. Posting of sign
3. Concept Plan
4. Homeowners Association documents and bylaws
5. Preliminary Plat and Construction Drawings
6. Final Plat

Unless otherwise provided for, all development proposals which meet the definition of a Major Subdivision shall be processed in accordance with the procedures provided for in this chapter.

At the earliest stage in the approval process, the developer/subdivider shall place one public notice in a newspaper of general circulation in Huron County and shall have placed on the site a sign notifying the public of the submittal. The public notice shall announce the project by name and location, developer/subdivider information, stage of the process, list the County Planning Department and telephone number, and the date and time of the next public meeting of the Planning Commission at which the project is to be considered.

Placement of the sign shall occur within five (5) days of receipt of acceptance of the application by the Administrative Officer. The notice sign shall be a minimum 30 inches by 40 inches in area and erected on site, outside of, but within 25 feet of the right-of-way, readily legible from the most traveled thoroughfare adjacent to the property. The Planning Commission will not consider the plat until this notice has been posted in accordance with the provisions of this section.

The wording of the sign must include the following:

“This site is being reviewed for development. For more information please contact the developer, (*insert developer’s name*) at (*insert developer’s phone number*) or the Huron County Planning Department at (*insert phone number*).

The following is an example of the sign.

**THIS SITE IS BEING REVIEWED FOR DEVELOPMENT.  
FOR MORE INFORMATION  
PLEASE CONTACT THE DEVELOPER,  
NAME OF COMPANY AT XXX-XXX-XXXX  
OR THE HURON COUNTY PLANNING DEPARTMENT  
AT 419-668-4113 Ext. 3**

The sign must be maintained throughout the review process until the beginning of construction or the Final Plat recording of the phase of the project. The developer/subdivider shall remove the sign within 10 days of the beginning of construction or recording of the Final Plat.

The following graphic depicts the time line and process for submitting and processing a Major Subdivision:

TRC = Technical Review Committee

AO = Administrative Officer

<b>Concept Plan</b>	<b>Preliminary Plat</b>	<b>Construction Documents</b>	<b>Final Plat</b>
1. Preapplication Meeting with TRC	1. Preapplication Meeting with TRC	(See Engineering Code)	1. Preapplication Meeting with Technical Review Committee
2. Concept Plan Submittal	2. Preliminary Plat Submittal, Construction Drawings to Co. Engr. & County Planning Commission		2. Final Plat Submittal
3. AO Certification of Application	3. AO Certification of Complete Application		3. AO Complete Application
4. TRC Review of Concept Plan 10 days before step 5	4. TRC Review of Preliminary Plat 10 days before Step 5		4. TRC Review of Final Plat 10 Days before Step 5
5. Planning Commission Public Meeting	5. Planning Commission Public Meeting		5. Planning Commission Final Public Meeting
6. Planning Commission Final Decision	6. Planning Commission Final Decision		6. Planning Commission Final Decision
			7. Final Plat Recorded Within 12 months of Approval

## **B. Concept Plan**

The Concept Plan is a required submittal by a developer/subdivider that must be reviewed and approved by the Planning Commission prior to the submittal of a Preliminary Plat. The Concept Plan is not an official plat as defined by Ohio Revised Code 711.01. The Concept Plan shall address the entire development.

### **1. Preapplication Meeting**

The developer/subdivider shall meet with the Technical Review Committee prior to submitting a formal Concept Plan for consideration by the Planning Commission. However, a preliminary Concept Plan drawing should be brought to the meeting. The purpose of this meeting is to discuss early and informally the following items, at a minimum:

- a. The development process and effect of these and other related regulations including drainage, sewerage, water, and storm water requirements.
- b. The criteria and standards contained therein.
- c. The preliminary Concept Plan and general conceptual suitability of the proposed subdivision per the Subdivision Regulations.
- d. The Comprehensive Land Use Plan and other relevant planning documents.

Following the conclusion of the meeting, the Administrative Officer shall forward to the developer/subdivider a written summary of the results of the Preapplication Meeting, including the recommendations of the Technical Review Committee and all related comments.

### **2. Concept Plan Submittal**

The developer/subdivider shall submit a Concept Plan which meets the submittal requirements of Section 203.06 of the Subdivision Regulations and shall not submit the plan unless the following conditions are met:

- a. The Concept Plan is in accordance with the comments received from Technical Review Committee at the Preapplication Meeting or shall clearly demonstrate the reasons why the plan is not in accordance with their comments.
- b. The payment of fees per the Subdivision Regulations.

The Concept Plan shall be submitted at least 20 calendar days before a scheduled meeting of the Planning Commission. The Concept Plan shall not be placed on the agenda of the Planning Commission's next scheduled meeting unless and until a complete application package has been certified by the Administrative Officer.

### **3. Concept Plan Review**

Upon certifying receipt of a complete application package, the Administrative Officer shall circulate the Concept Plan to the Technical Review Committee and any other relevant public agencies and individuals for review and comment. The Technical Review Committee and any other relevant public agencies and individuals shall have 10 days to review documents. Such review and comment shall be due to the Planning Department no later than 10 calendar days prior to the Planning Commission meeting at which the Concept Plan is scheduled to be considered.

The Administrative Officer shall submit to the Planning Commission a written summary of all comments with a recommendation to approve, approve with modifications, or disapprove the Concept Plan no less than five calendar days before the meeting. In recommending approval or approval with modifications, the Administrative Officer and the Technical Review Committee can recommend conditions that should be met by the developer/subdivider in submitting a Preliminary Plat.

Notification shall be given by the Administrative Officer by first class mail of a Planning Commission meeting to review a proposed Concept Plan no later than 10 days prior to the meeting. Those to be notified shall include the Planning Commission members, the applicant, the trustees of the township(s) where the proposed development is situated, any other relevant public agencies, and all owners of property within a 1,000 foot buffer of the subject parcel. Developer will be responsible for obtaining a list of property owners and their mailing addresses and is encouraged to contact the Huron County Map Department for assistance.

### **4. Planning Commission Consideration**

The Planning Commission shall consider the Concept Plan at a regularly scheduled public meeting. The Administrative Officer shall present the proposal, comments, and a recommendation. The developer/subdivider shall present their comments regarding the proposal and the Administrative Officer's recommendation. The general public shall be permitted opportunity to comment. The Planning Commission may call experts to answer questions and provide additional comment.

The Planning Commission shall approve, approve with modifications, or disapprove the Concept Plan within 45 calendar days of the receipt of a certified application package unless a continuation of the Commission's deliberations is agreed to by the applicant. In making a motion to approve, the Commission shall base its approval on all of the following criteria, which shall be cited in its decision:

- a. The Concept Plan fulfills the purposes and intent of the Comprehensive Land Use Plan.
- b. The Concept Plan is in concurrence with the purposes, intent, standards, and requirements of the Subdivision Regulations.
- c. The public's health, safety, and general welfare will not be adversely impacted by the proposal.

The approval of a Concept Plan by the Planning Commission shall be effective for a maximum period of 12 months.

### **C. Preliminary Plat**

The Preliminary Plat is a required submittal by a developer/subdivider that must be reviewed and approved by the Planning Commission prior to submittal of a Final Plat. The Preliminary Plat is not an official plat as defined by Ohio Revised Code 711.01. The Preliminary Plat shall address the entire development.

#### **1. Preapplication Meeting**

The developer/subdivider shall meet with the Technical Review Committee prior to submitting a Preliminary Plat for consideration by the Planning Commission. The purpose of this meeting is to discuss informally the following items at the minimum:

- a. Review the Planning Commission action on the Concept Plan.
- b. The development process and effect of these and other related regulations, including drainage, detention and retention basins, sewerage, water, storm water, soil erosion, transportation, and open space requirements.
- c. The criteria and standards contained herein.
- d. The general suitability of the proposed subdivision per the Subdivision Regulations.
- e. The Comprehensive Land Use Plan, Thoroughfare Plan, and other relevant planning documents.

Following the conclusion of the meeting, the Administrative Officer shall forward to the developer/subdivider a written summary of the results of the Preapplication Meeting, including the recommendations of the Technical Review Committee and all attached comments.

In summary the following signatures are to be provided on the Preliminary Plat documents: (1) 203.05 C, 5, the Administrative Officer of the Huron County Planning Commission; (2) 203.06, B, 2, d.,5, County Health Commissioner; (3) 203.06 B, 2, e. , 3, County Health Commissioner; (4) 203.06 B, 2, f., 5 County Engineer; (5) 203.06, B, g. ,4 County Engineer; and (6) 203.06 B, h., 3 Huron County Soil & Water Conservation District.

## **2. Preliminary Plat Submittal**

The developer/subdivider shall submit a Preliminary Plat which meets the submittal requirements of Section 203.06 of the Subdivision Regulations and shall not submit the Plat unless the following conditions are met:

- a. The Preliminary Plat is in accordance with the Concept Plan.
- b. The Preliminary Plat is in accordance with the comments received from Technical Review Committee at the Preapplication Meeting and the Concept Plan meeting, or shall clearly demonstrate the reasons why the Plat is not in accordance with their comments.
- c. The Preliminary Plat is submitted within 12 months of approval of the Concept Plan.
- d. The payment of fees per the Subdivision Regulations.
- e. A draft of the Development Agreement (see 203.06, C, 2).

The Preliminary Plat shall be submitted at least 20 calendar days before a scheduled meeting of the Planning Commission. The Preliminary Plat shall not be placed on the agenda of the Planning Commission's next scheduled meeting unless and until a complete application package has been certified by the Administrative Officer, including the payment of fees.

## **3. Preliminary Plat Review**

Upon certifying receipt of a complete application package, the Administrative Officer shall circulate the Preliminary Plat to the Technical Review Committee and any other relevant public agencies and individuals for review and comment. The Technical Review Committee and any other relevant public agencies and individuals shall have 10 days to review documents. Such review and comment shall be due to the Planning Department no later than 10 calendar days prior to the Planning Commission meeting at which the Preliminary Plat is scheduled to be considered.

The Administrative Officer shall submit to the Planning Commission a written summary of the comments received from the Technical Review Committee and other relevant public agencies and individuals, with a recommendation to approve, approve with modifications or disapprove the Preliminary Plat no less than five calendar days before the meeting. In recommending approval or approval with modifications, the Administrative Officer and Technical Review Committee shall indicate the developers/subdividers responsiveness in addressing conditions placed by the Planning Commission at the Concept Plan meeting, on the approval with modifications.

Notification shall be given by the Administrative Officer by first class mail of a Planning Commission meeting to review a proposed Preliminary Plat no later than 14 days prior to the meeting.

Those to be notified shall include the Planning Commission members, the applicant, the trustees of the township(s) where the proposed development is situated, any other relevant public agencies, and all owners of property within a 1,000 foot buffer of the subject parcel. Developer will be responsible for obtaining a list of property owners and their mailing addresses and is encouraged to contact the Huron County Map Department for assistance.

#### **4. Submission to State Highway Director**

Before any plat is approved affecting any land within 300 feet of the centerline of a proposed new state highway or a state highway for which changes are proposed as described in the certification to local officials by the State Highway Director of any land within a radius of 500 feet from the point of intersection of said centerline with any public road or highway, the Planning Commission shall give notice, by registered or certified mail to the Highway Director. The Commission shall not approve the plat for 120 days from the date of notice received by the Highway Director. If the Highway Director notifies the Commission that the proposed acquisition at this time is not in the public interest for a highway or upon the expiration of the 120-day period or any extension thereof agreed upon by the Highway Director and the property owner, the Commission shall, if the plat is in conformance with all provisions of these regulations, approve the plat. (*See the Ohio Revised Code, Section 5511.01.*)

#### **5. Planning Commission Consideration**

The Planning Commission shall consider the Preliminary Plat at a regularly scheduled public meeting. The Administrative Officer shall present the proposal, comments, and a recommendation. The developer shall present its comments regarding the proposal and the Administrative Officer's recommendation. The general public shall be permitted opportunity to comment. The Planning Commission may call experts to answer questions and provide additional comment.

The Planning Commission shall approve, approve with modifications, or disapprove the Preliminary Plat within 45 calendar days of the receipt of a certified application package unless a continuation of the Commission's deliberations is agreed to by the applicant. In making a motion to approve, the Commission shall base its approval on all of the following criteria, which shall be cited in its decision:

- a. The Preliminary Plat fulfills the purposes and intent of the Subdivision Regulations.
- b. The Preliminary Plat is in concurrence with the relevant



- c. recommendations and policies of the Comprehensive Land Use Plan. The Preliminary Plat meets the standards and requirements of the Subdivision Regulations.
- d. The public's health, safety, and general welfare will not be adversely impacted by the proposal.
- e. Payment of all fees as required.

The developer/subdivider shall submit a reproducible original Preliminary Plat meeting the approval and conditions of the Planning Commission to the Administrative Officer for approval and signature. The Plat shall meet the submittal requirements of Section 203.06.

The approval of a Preliminary Plat by the Planning Committee shall be effective for a maximum period of 12 months. If, after this 12-month-period, any phase(s) or portion(s) of the original approved Preliminary Plat has not received Final Plat approval, then no Final Plat approval will be given unless one six-month extension of the Preliminary Plat approval is requested in writing to and granted by the Planning Commission. The Planning Commission may grant no more than one six-month extension.

**D. Construction Documents**

Two sets of construction documents for all improvements shall be provided to the County Engineer's Office for review and written approval per the Engineering Code. One additional set of Construction Drawings shall be provided to the Huron County Planning Commission for review, comment or approval. The drawings shall be submitted at the same time as the Preliminary Plat.

**E. Final Plat**

The Final Plat is a required submittal by a developer/subdivider that must be reviewed and approved by the Planning Commission prior to recording. The Final Plat shall address one or more phases of the approved Preliminary Plat. A Final Plat shall not be accepted by the Administrative Officer unless and until a 100% performance bond for the work to be completed has been approved by the County Commissioners and/or all improvements per the Development Agreement (203.06, C, 2) have been completed, inspected by the County Engineer's Office, and are ready for acceptance by the County Commissioners.

**1. Preapplication Meeting**

The developer/subdivider shall meet with the Technical Review Committee prior to submitting a Final Plat for consideration by the Planning Commission. The purpose of this meeting is to discuss informally the following items at a minimum:

- a. Review of approval regarding the Preliminary Plat.
- b. The development process and effect of these and other related regulations.
- c. The criteria and standards contained therein.

Following the conclusion of the meeting, the Administrative Officer shall forward to the developer/subdivider a written summary of the results of the Preapplication Meeting, including the recommendations of the Technical Review Committee and all attached comments.

## **1. Final Plat Submittal**

The developer/subdivider shall submit a Final Plat which meets the submittal requirements of Section 203.06 of the Subdivision Regulations and shall not submit the Plat unless the following conditions are met:

- a. The Final Plat is in accordance with the Preliminary Plat as approved by the Planning Commission.
- b. The Final Plat is in accordance with the comments received from Technical Review Committee at the Preapplication Meeting.
- c. The County Engineer has approved the Construction Documents and the Huron County Commissioners have approved the Development Agreements, including security, applicable ditch maintenance agreements, etc.
- d. Homeowner, development and performance agreements, as required, have been received and approved by the County Prosecutor's Office. The Final Plat is in accordance with the requirements of Section 203.06 herein.
- e. Maintenance bonding requirement shall be met.
- f. Payment of all fees as required.

Final Plat for each phase of the subdivision must be submitted within 12 months of approval of the Preliminary Plat for that phase, unless one extension has been granted by the Planning Commission not to exceed six months.

The Final Plat shall be submitted at least 20 calendar days before a scheduled meeting of the Planning Commission. The Final Plat shall not be placed on the agenda of the Planning Commission's next scheduled meeting unless and

until a complete application package has been certified by the Administration Officer.

## **2. Final Plat Review**

Upon certifying receipt of a complete application package, the Administrative Officer shall circulate the Final Plat to the Technical Review Committee and any other relevant public agencies and individuals for review and comment. Such review and comment shall be due to the Planning Department no later than 10 calendar days prior to the Planning Commission at which the Final Plat is scheduled to be considered.

The Administrative Officer shall submit to the Planning Commission a written summary of the comments with a recommendation to approve, approve with modifications, or disapprove the Final Plat no less than five calendar days before the meeting. In recommending approval or approval with modifications, the Administrative Officer shall indicate the developer's/subdivider's responsiveness in addressing conditions placed by the Planning Commission on the approval of the Preliminary Plat.

Notification shall be given by the Administrative Officer by first class mail of a Planning Commission meeting to review a proposed Final Plat no later than 14 days prior to the meeting. Those to be notified shall include the Planning Commission members, the applicant, the trustees of the township(s) where the proposed development is situated, any other relevant public agencies, and all owners of property within a 1000 foot buffer of the subject parcel. Developer will be responsible for obtaining a list of property owners and their mailing addresses and is encouraged to contact the Huron County Map Department for assistance.

## **3. Planning Commission Consideration**

The Planning Commission shall consider the Final Plat at a regularly scheduled public meeting. The Administrative Officer shall present the proposal, comments and a recommendation. The developer/subdivider shall present their comments regarding the proposal and the Administrative Officer's recommendation. The general public shall be permitted opportunity to comment. The Planning Commission may call experts to answer questions and provide additional comment.

The Planning Commission shall recommend final approval or disapproval of the Final Plat within 45 calendar days of the receipt of a certified application

package unless a continuation of the Commission's deliberations is agreed to by the applicant. In making a motion to approve, the Commission shall base its approval on all of the following criteria, which shall be cited in its decision:

- a. The Final Plat fulfills the purpose and intent of the Subdivision Regulations.
- b. The Final Plat meets the standards and requirements of the Subdivision Regulations.
- c. The Final Plat is in concurrence with the approved Preliminary Plat.

The approval of a Final Plat by the Planning Commission shall be effective immediately following the meeting at which approval was given, but it may not be recorded until all signatures have been placed on the plat.

If the Final Plat is disapproved, the developer/subdivider must refile the plat with the required corrections, or the developer/subdivider may file within sixty (60) days of disapproval a petition in the Huron County Court of Common Pleas to reconsider the action of the Planning Commission.

#### **4. Recording of the Final Plat**

Once a Final Plat has been approved by the Planning Commission, the original tracing shall be returned to the developer/subdivider for any and all modifications as required of the Commission. Once complete, the original tracing shall be forwarded to the Administrative Officer for processing. All Final Plats must be recorded within twelve (12) months of the date of approval of the Planning Commission. Final Plats may not be recorded until all required signatures of officials have been placed on the Final Plat. **If not recorded, all Final Plats shall officially expire within twelve (12) months of having been signed by the appropriate County/Township officials.**

Once the Final Plat has been properly signed, the applicant can file the Final Plat with the County Tax Map Office, which shall process the Final Plat within ten (10) working days of its submittal, prior to its recording. Once processed by the Map Office, the Final Plat will be forwarded to the County Recorder's Office, which will have ten (10) working days to complete recording of the Final Plat.

### **203.06 Submittal Requirements**

All submittal requirements as stipulated herein shall be prepared in response to the requirements of the Subdivision Regulations. Applicants shall rely upon the Administrative Officer for interpretation. Plans shall be prepared by the appropriate design professional to the satisfaction of the Planning Commission. The application required at each submittal stage of the subdivision process shall be notarized.

**A. Concept Plan Submittal**

**1. Application**

An application form shall be completed by the developer/subdivider and submitted with the Concept Plan and required Supplemental Information. A total of fifteen (15) copies of the application and supporting material shall be submitted. The Planning Department shall provide the application form. The required fees shall be paid at the time of application submittal.

The Administrative Officer shall certify the receipt of a complete application package.

**2. Concept Plan**

The Concept Plan shall be drawn on 24-inch by 36-inch sheets to a scale of not less than one inch equals 200 feet or other scale approved by the Administrative Officer. The Concept Plan shall be submitted with a USGS Quadrangle Map(s). The Concept Plan shall contain the following information at a minimum:

**a. Base Information**

The following base information shall be provided on all sheets:

1. Name and address of property owner, land planner, landscape architect, engineer, surveyor, and developer.
2. Adjoining property owners, deed references and/or recorded subdivision names, recording references, and adjoining property structures within 200 feet, or as specified by the Administrative Officer.
3. Vicinity Map (section and range).
4. North arrow.
5. Title block shall be in the lower right-hand corner. The title block shall include the title "Concept Plan", sheet title, proposed subdivision name, developer and preparer, scale of the plan, tax map and parcel numbers, date and revisions numbered and dated.

**b. Existing Conditions**

The following information shall be provided in map and text form to indicate existing conditions on the subject site. These conditions may be superimposed on the most current and legible aerial photograph:

1. Existing generalizing natural features including: the limits of the 100 year flood plain (elevations and boundaries), hydric soils, prime agricultural soils, wetlands, woodlands, species habitat, archaeological, historical and cultural resources, streams, and steep slopes. The developer/subdivider shall calculate the 100-year storm flooding levels for drainage areas greater than 50 acres and show the area of flooding on the map.
2. Existing generalized land use, structures, buildings, underground mines, all transmission lines, gas and oil wells, and water wellheads.
3. Existing utilities, including: water, sanitary sewer, storm sewer, underground drainage tile, electric, natural gas, cable TV, etc.
4. Existing streets and roads.
5. Existing parks and recreational facilities.
6. Comprehensive Land Use Plan recommendations for the subject site and applicable zoning districts.
7. Appropriate documentation from County and State regulatory agencies as appropriate, such as known underground storage tanks, landfills, and wetland clearances.

**c. Soils Map**

The appropriate pages from the Huron County Soil Survey, <http://websoilsurvey.nrcs.usda.gov>, or appropriate equal shall be included with the Concept Plan with the subject site clearly denoted. Photos shall be enlarged to match the scale of the other submittals. Most submittals will be 1"=200', which would require 6.6 times enlargement of the soil survey.

**d. Proposal**

The following improvements shall be indicated on a sketch of the subject property and with accompanying text indicating minimum development standards:

1. Proposed changes to existing natural features.
2. Proposed generalized lot layout and building sites.
3. Proposed utilities, including: water, sanitary sewer, and storm water facilities.

4. Proposed roads and sidewalks.
5. Proposed parks and recreation facilities, if applicable
6. Responsible jurisdictions for fire, police, emergency medical services, and school district.
7. Location of the subdivision relative to extra-territorial jurisdictions.
8. Proposed zoning if applicable.
9. Location of proposed detention and retention areas.

### **3. Supplemental Information**

The developer shall submit reasonable supplemental information as requested by the Administrative Officer to assist the Planning Commission in its deliberations.

## **B. Preliminary Plat Submittal**

### **1. Application**

An application form shall be completed by the developer/subdivider and submitted with the Preliminary Plat and required Supplemental Information. A total of fifteen (15 ) copies of the application and supporting material shall be submitted. The application form shall be provided by the Huron County Planning Department. The required fees shall be paid at the time of application submittal.

The Administrative Officer shall certify the receipt of a complete application package which meets the requirements of the Subdivision Regulations prior to scheduling the application on the Planning Commission agenda.

### **2. Preliminary Plat**

The Preliminary Plat shall be drawn ~~on 24 inch by 36 inch sheets~~ to a scale of not less than one inch equals 200 feet. When more than one sheet is required, an index shall be incorporated into the title block. The Preliminary Plat shall contain the following information at a minimum. The Administrative Officer may approve the consolidation of the submittal requirements provided the intent of this section is met.

#### **a. Base Information**

The following base information shall be provided on the Preliminary Plat sheets:

1. Name, address and telephone number of developer, property owner, land planner, landscape architect, engineer and/or surveyor.
2. Adjoining property owners, deed references and/or recorded subdivision names, recording references and adjoining property structures within 200 feet or as specified by the Administrative Officer.
3. Vicinity Map (township, section and range)
4. The ownership, acreage and boundaries of all adjacent properties within 200 feet of the subdivision or as specified by the Administrative Officer. If a recorded subdivision adjoins the subject site, the subdivision name, lot numbers, block numbers, recording number, and any offsite areas affected by this subdivision and shown on the map, shall be indicated with dashed lines.
5. North arrow
6. Title block shall be in the lower right-hand corner. The title block shall include the title "Preliminary Plat", sheet title, proposed subdivision name, developer and preparer, scale of plan, tax map and parcel numbers, sheet index, date and revisions numbered and dated.
7. Boundary of the proposed subdivision clearly indicated by a heavy line with bearings and distances.
8. Existing topography at two (2) foot intervals for slopes under 10 percent and at five (5) foot intervals for slopes 10 percent or greater. Contour lines shall be indicated 50 feet beyond the subdivision boundary.
9. A minimum of two major control monuments within the subdivision shall have Ohio State Plane raw coordinates and elevation data shown. Horizontal control shall be based upon NAD83(1986) or HARN, and vertical control shall be based upon NAVD88 or NGVD29 adjusted to NAVD88.
10. Proposed zoning if applicable.

**b. Existing Conditions Map**

The Existing Conditions Map and text shall indicate in dashed lines for the subdivision and all property within 200 feet of the subdivision, or as specified by the Administrative Officer, the following conditions depicted to scale and which may be superimposed on the most current and legible aerial photograph:



1. Existing generalized natural features including: the limits of the 100-year flood plain (floodway and floodway fringe depicted separately, including elevations and boundaries), hydric soils, prime agricultural soils, wetlands, wooded areas, landmark trees, vegetative fence rows, streams, steep slopes, and ravines with buffers indicated as required by the Subdivision Regulations. The developer/subdivider shall calculate the 100-year storm flooding levels for drainage areas greater than 50 acres and show the area of flooding on the map. Flood area outside the boundary of the proposed subdivision shall be also shown on the map.
2. Existing generalized land use, structures, buildings and drainage structures.
3. Existing zoning
4. Existing utilities, including: water, sanitary sewer and storm water facilities, existing underground drainage tile (indicating approximate pipe sizes and directions of slope), underground transmission lines, oil and natural gas wells, water wellheads, electric and telephone poles, street lights, fire hydrants, landfills, public utility easements, and information relating to whether the property was tiled or drained.
5. Existing streets and roads, including: locations, widths and names. Streets and easements which have been preliminarily approved or recorded but which remain unimproved shall be indicated with dashed lines.
6. Existing community facilities, including parks and recreation facilities.
7. Location and approximate age of any burial grounds, historical, archaeological, and cultural resources.
8. Comprehensive Land Use Plan recommendations for the subject site and applicable zoning districts and standards.
9. The professional preparing the Preliminary Plat shall certify as to the accuracy and field verification of features and utilities listed.

**c. Proposed Subdivision Plan**

The following proposed improvements are to be superimposed on top of the Existing Conditions Map, all of which shall be superimposed on a current legible aerial photograph:

1. Proposed generalized building envelopes and soils clearly demarcated from the Huron County Soil Survey, as amended,

- <http://websoilsurvey.nrcs.usda.gov>, or appropriate equal.
2. Proposed layout of all proposed and existing lots with approximate dimensions and minimum area in square feet (acres if lot size is greater than 100,000 square feet), section number, phase number, building lines, lot frontages, and required setbacks.
  3. Lot numbers in numerical order throughout the entire subdivision.
  4. The location, dimensions, use, and area of all property proposed to be reserved or temporarily reserved for public use, or reserved for the use of all property owners in the subdivision and the location, dimensions, and purposes of any proposed easements.
  5. Total number of lots, area of lots and parcels, area of public roadways, areas of open space dedications, and total area of the subdivision.

**d. Proposed Environmental Plan**

The following are to be superimposed on top of the proposed street system, utility system, lot lines, building sites and on-site utility areas (including household sewage treatment systems) or alternative technologies per the standards of the County Health Department and/or Ohio Environmental Protection Agency as applicable) and all of which shall be superimposed on a legible aerial photograph:

1. Soils map indicating type and locations according to the Huron County Soil Survey, as amended, <http://websoilsurvey.nrcs.usda.gov>, or appropriate equal, drawn to scale within the boundary, with mapping symbols and a legend.
2. Proposed alterations to the existing generalizing natural features indicated on the Existing Conditions Map. The applicant shall certify on the plan that the proposed alterations are the only available alternative to modifications to the proposed subdivision plan. This certification, however, does not prevent the Planning Commission from requesting modifications.
3. All appropriate documentation from County and State regulatory agencies.
4. Location of National Pollution Discharge Elimination System (NPDES) per Ohio Environmental Protection Agency Regulations.
5. A signature block for the County Health Commissioner shall be provided on the Plan.

**e. Proposed Water and Wastewater Plan**

The following improvements are to be superimposed on top of the Existing Conditions Map, all of which shall be superimposed on a legible aerial photograph:

1. Proposed water system, including location of on-site wells.
2. Proposed wastewater system, including location of on-site treatment and disposal facilities (including household sewage treatment systems or other technologies) per Health Department standards.
3. A signature block for the County Health Commissioner shall be provided on the Plan.

If a private wastewater system is to be used, location of facilities (e.g. household sewage treatment systems, etc.) per the standards of the Health Department shall be shown on the Plan for each parcel. Percolation tests or other requirements of the Health Department shall be provided. Water well locations shall be indicated for each parcel.

**f. Proposed Storm Water Management Plan**

The following improvements are to be superimposed on top of the Existing Conditions Map, all of which shall be superimposed on a current legible aerial photograph:

1. Proposed drainage and storm water management systems, including: the type of structures, drainage easements, proposed changes in topography, the 100-year flood plain (floodway and floodway fringe shall be indicated separately) and flooding levels for drainage areas greater than 50 acres. Any proposed deviations from standards shall be indicated. Justification shall be provided for any variations to the preferred storm water management measures in favor of less preferred measures unless predetermined by the County Engineer's Office, of which documentation shall accompany the Plan.
2. All related watershed boundaries within one mile of the subdivision, indicating in which watershed the subdivision is located, and all known underground drainage tile systems. This may be presented as a map insert.
3. A preliminary storm drainage study including an evaluation of drainage structures and/or drainage systems, both upstream and downstream, affected by the drainage from the area

covered by the Preliminary Plat, as directed by the County Engineer's Office.

4. Preliminary grading plan for the entire area covered by the Preliminary Plat.
5. A signature block for the County Engineer's Office shall be provided on the Plan.

**g. Proposed Circulation Plan**

The condition improvements are to be superimposed on top of the Existing Conditions Map, all of which shall be superimposed on a legible aerial photograph:

1. Proposed streets and roads, including: widths of rights-of-way and pavements, tentative horizontal curve data, and typical cross sections of each type of street proposed.
2. Proposed sidewalks and bike paths, including: locations, widths of rights-of-way, surface widths, and typical cross sections.
3. Proposed locations of street trees and landscape features per the Landscape and Street Tree Plan.
4. A signature block for the County Engineer shall be provided on the plan.

**h. Proposed Erosion and Sedimentation Control Plan**

The following improvements are to be superimposed on top of the Existing Conditions Map, all of which shall be superimposed on a current legible aerial photograph:

1. Locations and extent of tentative erosion and sedimentation control measures, as required by the Ohio Environmental Protection Agency Nonpoint Discharge Elimination System.
2. Preliminary grading plan for the entire area covered by the Preliminary Plat.
3. A signature block for the County Soil & Water Conservation District shall be provided on the Plan.

**i. Proposed Landscape and Street Tree Plan**

The following improvements are to be superimposed on top of the Existing Conditions map and all of which shall be superimposed on a current legible aerial photograph:

1. Frontage street trees

2. Buffers
3. Entry features
4. Street medians

**j. Proposed Preliminary Plat**

The Preliminary Plat shall be a composite set of drawings of subsections 203.06,B,2,a thru i of the Subdivision Regulations.

The Preliminary Plat drawings may be combined into fewer sheets as long as the clarity of the information is not compromised.

**B. Construction Documents Submittal**

The Preliminary Plat shall include a set of construction drawings and specifications of improvements. This shall be a set of construction plans prepared by a registered professional engineer that shall include typical sections, plan and profile views, construction details, estimates of quantities, and further information as described in the Engineering Code.

**1. Drawings**

A set of construction drawings and specifications for all improvements shall be provided to the County Engineer's Office per the Engineering Code.

**2. Development Agreement**

A draft of the Development Agreement shall be submitted with the Preliminary Plat, containing the following information and conforming with these regulations:

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

submitted and approved with the Preliminary Plat.

- c. A drainage ditch maintenance agreement with Huron County Commissioners and Huron County Soil & Water Conservation District.
- d. Maintenance bond required for roadway prior to acceptance per the Engineering Code.

## **D. Final Plat Submittal**

### **1. Application**

An application form shall be completed by the developer/subdivider and submitted with the Final Plat. A total of fifteen (15) copies of the application and supporting material shall be submitted. The application form shall be provided by the Huron County Planning Department. The required fees shall be paid at the time of application submittal.

The Administrative Officer shall certify the receipt of a complete application package which meets the requirements of the Subdivision Regulations prior to scheduling the application on the Planning Commission agenda.

### **2. Final Plat**

The Final Plat shall conform to the Huron County Engineer's and the Huron County Auditor's Requirements for All Instruments of Conveyance in Huron County, Ohio. It shall be legibly drawn in waterproof ink on Mylar or other material of equal permanence. If more than one sheet, then each sheet shall be numbered and an index provided on the front of the first sheet (*see relevant portions of the Engineering Code*). All signatures on the Final Plat shall be made using permanent black ink.

The Final Plat shall contain the information required in the Engineering Code. All actual dimensions and geometric lengths should be listed separately on the actual plat and on an attached table.

The following supplementary information shall be supplied in addition to these requirements:

- a. A minimum of two major control monuments shall have Ohio State Plane raw coordinates and elevation data shown. Horizontal control shall be based upon NAD83(1986) or HARN, and vertical control shall be based upon NAVD88 or NGVD29 adjusted to NAVD88.

- b. If a zoning change is involved, certification from the city, village, or township zoning inspector shall be required indicating that the change has been approved.
- c. Certification shall be required showing that any improvements specifically required by the Planning Commission have been either installed and approved by the proper officials and agencies, or that surety has been furnished assuring installation and initial maintenance of the required improvements.
- d. Maintenance bond requirements per the Engineering Code.
- e. Final copy of all proposed covenants, restrictions, homeowners agreement, and Development Agreement
- f. Two (2) permanent bench mark structures shall be added to each and every subdivision before final approval is granted . See Section 600.22a, Huron County Engineering Code, page 48.

# 204 Minor Subdivision & Large Lot Division

204.01 Purpose and Intent	204.05 General Procedures	204.10 Large Lot Division
204.02 Comprehensive Land Use Plan Policies	204.06 Submittal Requirements	
204.03 Applicability	204.07 Original Tract Definition	
204.04 Development Standards	204.08 Agricultural/Recreational Exemption	
	204.09	

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## 204.01 Purpose and Intent

It is the purpose and intent of Huron County to ensure the creation of sound, buildable lots that are in keeping with the County’s rural character and compatible with environmental constraints. In particular, it is the intent of the County Commissioners to ensure that lots that are created under these regulations are suitable and appropriate as sites for homes. These regulations are intended to prevent the creation of lots for which health and building standards cannot be met due to poor soils and drainage, steep slope, floodplain, and other environmental constraints.

## 204.02 Comprehensive Land Use Plan Policies

The creation of lots in Huron County under the Subdivision Regulations shall be consistent with the following policies:

- A. Lot splits should be compatible with land use, density, and utility service criteria.
- B. Low Density residential development (0.5 to one dwelling unit per acre) should be encouraged and Very Low Density residential development (less than 0.5 dwelling unit per acre) should be discouraged. This policy is to be implemented by limiting the number of splits within the jurisdiction of the Subdivision Regulations.
- C. Development on sites with public utilities is a priority over the expansion of residential development into the unincorporated area, whether Major Subdivisions or lot splits.
- D. Farmland should be conserved through a host of strategies, including limiting the number of lot splits, more restrictive lot frontage requirements to reduce the number of flag-shaped lots, and adopting soil erosion and sedimentation controls.
- E. Maintain health standards to ensure proposed lots can successfully accommodate on-site wastewater systems without impacting the environment.
- F. Development in general should be discouraged in hydric soils, prime agricultural



- soils, woodlands, wetlands, and aquifer recharge areas.
- G. Access management strategies should be adopted to protect the County road system.

### **204.03 Applicability**

The definition of a Minor Subdivision is provided for in Ohio Revised Code 711 as follows:

- A. A Minor Subdivision or “lot split” is a division of a parcel of land that requires a plat to be approved by the County Planning Commission, as defined under Ohio Revised Code 711.131.
- B. A Minor Subdivision shall be located along an existing public road meeting minimum frontage requirements and shall involve no opening, widening, or extension of any street or road.
- C. The creation of any lot as defined in Ohio Revised Code 711.001 is defined as a Minor Subdivision.
- D. A Minor Subdivision shall be limited to no more than five lots total, any of which is less than five acres, once the entire original parcel has been subdivided. (See 204.07) (O.R.C. 711.10; 1954 OAG 3343)

### **204.04 Development Standards**

#### **A. Criteria for Establishing Lots**

Minor Subdivisions shall meet the rules, regulations and standards of these regulations, in particular Section 206, Planning Principles and Design Standards (Subsection 206.03 Lots) and Section 207, Environmental Planning Standards. The County Planning Commission and its designated representatives shall use these regulations as a basis for reviewing and approving Minor Subdivisions.

Criteria for establishing lots shall include review for access, including private drives, and safety concerns as may be required by the applicable fire department to ensure emergency access is adequate.

#### **B. Dimensional Standards**

Minimum dimensional standards are required to be met by all Minor Subdivisions to ensure lot size is adequate to meet a variety of development-related factors. Those standards are provided in Section 206, Planning Principles and Design Standards.

## 204.05 General Procedures

### A. Minimum Conditions for Approval

1. The proposed subdivision is located along an existing public road, fulfills minimum frontage requirements, and involves no opening, widening, or extension of any street or road.
2. A minor Subdivision shall be limited to no more than five lots total once the entire original parcel has been subdivided
3. The proposed subdivision is not contrary to applicable subdivision or zoning regulations.
4. The proposed subdivision shall have sufficient area to accommodate the building envelope outside hydric soils and any other natural constraint found on the proposed parcel.
5. Each building lot shall have a separate driveway.
6. The property has been surveyed and an acceptable plat and legal description has been submitted to and approved by the Tax Map Office. The plat of survey (approved and signed by local zoning official), legal description, and any other information relating to the property has been submitted with the application to the Planning Department, meeting the requirements of this Chapter.
7. The proposed lot(s) have been approved for access management by the County Engineer's Office.
8. A property site review has been performed by Huron Soil & Water Conservation District, on behalf of HCPC, for each parcel covering soil characteristics and a storm water evaluation, together with proposals for new storm water drainage outlets and septic system curtain drains if applicable and the fees per the current schedule have been paid.
9. The proposed lot(s) have been approved relative to erosion and sedimentation controls by the Soil & Water Conservation District and Ohio Environmental Protection Agency National Pollutant Discharge Elimination System permit.
10. The proposed lot(s) have been approved relative to emergency access by the appropriate fire department. Signature of EMA/Fire Chief may be required.
11. The proposed subdivision has obtained, or is in the process of obtaining, all inspections and permits required by the Huron County General Health District, as applicable to the proposed development of the subdivision.

### B. Procedure

The following procedure shall be followed in submitting, reviewing, and approving proposed Minor Subdivisions. The procedure is for the convenience and protection of

the developer/subdivider. The Administrative Officer or his/her designee will oversee the day-to-day administrative requirements for Minor Subdivisions.

1. Two (2) copies of a complete and accurate application package with accompanying mapping shall be submitted to the County Planning Department, including the payment of all fees required. The Administrative Officer shall have seven (7) working days in which to determine whether the submittal meets the above minimum conditions for approval. If it fails to meet requirements, the submittal will be returned to the developer/subdivider with a written explanation.
2. Upon certification of a complete and accurate application package, the Administrative Officer shall submit the package to the Technical Review Committee for consideration. The developer/subdivider shall meet with the Technical Review Committee to discuss the application. The Technical Review Committee shall review and provide a written recommendation to the Administrator and developer/subdivider within ten (10) working days of its submittal to the Committee.
3. Prior to submitting the application to the Technical Review Committee, the Administrator shall review the proposal relative to these regulations, floodplain, and other factors. The Health Department reviews for sanitary regulations, the County Engineer's Office reviews for access management. The Soil & Water Conservation District reviews for stormwater management with the assistance of the County Engineer's Office and the Soil & Water Conservation District reviews the approved stormwater erosion and sedimentation controls as required by the Ohio Environmental Protection Agency.
4. If approval is recommended by the Technical Review Committee, the developer/subdivider shall submit a final survey to the Administrator. The Administrator shall review for completeness and return to developer/subdivider for signature by appropriate agencies.
5. If approval with modifications is recommended by the Technical Review Committee, the developer/subdivider shall submit a final survey complying with the modifications to the Administrator. Within seven working days of the submittal the Administrator shall review for completeness.
6. If disapproval is recommended by the Technical Review Committee, the Administrator shall return the application stamped "disapproved" with written comments. The developer/subdivider may resubmit the application in compliance with the written comments.
7. Once a final survey has been signed by the appropriate agencies, and stamped by the Administrator, the developer/subdivider will transfer the signed final survey to the Tax Map Office.

**The approval of a Minor Subdivision by the Administrator shall expire at the end of 12 months from the date of signed approval, unless the conveyance is recorded in the office of Huron County Recorder during said period.** All such formal action taken on such Minor Subdivision shall be reported to the County Planning Commission at the following regular meeting of the Commission.

If the owners (and/or the owner's agent) of the property disagree with the decision or requirements specified regarding a minor subdivision, the owner may then appeal within thirty (30) working days to the County Planning Commission. Fees will apply. The Planning Commission will review within forty five (45) working days.

#### **204.06 Submittal Requirements**

In order to be complete and to be accepted for review and processing, all Minor Subdivisions (lot split) proposals must be legible and include or comply with the following:

- A. An application form provided by the County Planning Department must be completed in its entirety and notarized. The application form shall contain at minimum:
  - 1. Name, address, telephone number, fax number, and e-mail address of existing property owner.
  - 2. Name, address, telephone number, fax number, and e-mail address of surveyor or preparer of the submittal if different from the property owner.
  - 3. Location and size of existing and proposed parcels, including date of creation of existing parcel to be split.
  
- B. A professionally drawn plat , meeting the Conveyance Standards of Huron County, and indicating the following:
  - 1. Name and address of existing property owner.
  - 2. Name, address, telephone number, fax number, and e-mail address of surveyor.
  - 3. Township, section, great lot, tract, and any other defining characteristic.
  - 4. North arrow, with a clear statement as to the basis of referenced direction used, with a written and graphical bar scale.
  - 5. Location information including: location vicinity map, adjacent or frontage roads, adjacent parcel ownership including deed, volume, and page number; proposed easements, etc. (must be conveyed by a separate instrument prior to the approval of the minor subdivision, large lot division.)
  - 6. Acreage of all proposed lots and acreage of all remaining property resulting from the division of the original parcel, including existing and proposed boundaries.

NOTE: Conveyance Standards are available at the County Engineer's office and Tax

Map Department.

- C. Improvement Plan including the following:
1. Proposed building envelope, building footprint and proposed location of on-site well and wastewater facilities, proposed site drainage and grading plan indicating the location or proposed location of surface and subsurface drainage outlets, along with easements or proposed easements needed to provide for a good and sufficient drainage outlet.
  2. Soils indicating hydric and prime agricultural soils, boring logs, test reports.
  3. Site drainage and 100-year floodplain (floodway and floodway fringe, elevation and boundaries). Flooding levels for drainage areas may be required by the Technical Review Committee and Huron SWCD Office, if existing data is insufficient for determining existing flooding conditions or the potential impact of the proposed development on flooding levels on site or downstream.
  4. Steep slope as defined herein, underground mines, woodlands, wetlands, and all other natural features.
  5. All other natural and built features or conditions that in the determination of the Administrator is directly relevant to the ability of the proposed lot(s) to be buildable per these regulations.
  6. Existing topography at two-foot intervals for slopes under 10 percent and 10-foot intervals for slopes 10 percent or greater or as approved by the Technical Review Committee if topographic characteristics of the site and/or adjacent properties indicates a situation where development constraints should be addressed in detail sufficient for approving the development proposal.
  7. Any and all proposed easements, reserves, or no build zones.
  8. Deed wording addressing lot development, conditions, or restrictions.
  9. Access Management practices or measures.
  10. Recording data for minor subdivision/large lot division deeds previously approved from the parcel.
  11. Drainage improvements and other applicable requirements of the Huron County Engineering Code for Subdivision Development, including applicable fees as approved by the various agencies.
  12. Written endorsement of the minor subdivision/large lot division by health and zoning authorities.
  13. A plan illustrating all minor subdivision/ large lot division subdivisions and or lot splits of adjacent parcels within the past year and a recording date of each one.
  14. The subdivider shall cause to have the proposed lot corners marked with stakes and colored flagging.
  15. A complete boundary survey performed by a professional land surveyor.

- D. A filing fee shall be charged and must be paid at the time the final survey is filed with the County Planning Department.
- E. Prior to site improvements, an address number must be secured from the Tax Map Department.
- F. **Exceptions:**
- 1. If the proposed minor subdivision is a lot split of an existing residence and out buildings and no new construction is being planned then a boundary survey, field site investigation, and a soils report are required. A topographic survey showing contour elevations is not required in this case.**
  - 2. If the proposed minor subdivision is a sale or exchange between adjoining owners and does not involve any new streets, roads, easements or new construction then by O.R.C. this would not be considered a minor subdivision and is exempt from these regulations. A boundary survey performed by a professional land surveyor is still required.**
  - 3. Right-of-way takes, parcels created by public utilities for placement of utility lines, transfer stations, etc. and parcels purchased for or donated to townships for cemetery uses shall be exempt from the regulations of minor subdivisions. These parcels must be surveyed and recorded with the Huron County Tax Map Office and the Huron County Recorder.**
  - 4. A proposed division of a parcel of land along an existing public street or road, not involving the opening, widening, or extension of any street or road, and which meets the acreage requirements set forth in Section 204, but which is to be used only for agricultural or personal recreational purposes (as herein after defined) shall be exempt from these approval requirements.**
  - 5. The creation of a new parcel(s) of land where an existing land owner is transferring some or all of the balance of their original parcel, however still retaining their original residence and outbuildings shall be exempt from these approval requirements when the following conditions are met: (1) the residence parcel must not be being transferred to another party; (2) there must be a clear and obvious drainage outlet for the parcel with a recorded easement if it is necessary for such outlet; (3) the parcel must meet the applicable township zoning requirements and/or Huron County Subdivision Regulations; (4) no new construction is planned for this parcel.**

## 204.07 Original Tract Definition

This definition is to provide that no more than 5 lots, including the original tract, may be approved without going through the major subdivision process. The original tract will be defined as any parcel that existed at the time the prior amendment to the Huron County Subdivision Regulations became effective (January 01, 2007). ***This does not apply to parcels created under Section 204.10 Large Lot Division.***

## 204.08 Agricultural and Personal Recreational Purposes Exemption (Minor Subdivisions)

A proposed division of a parcel of land along an existing public street, not involving the opening, widening, or extension of any street or road, and which meets the acreage requirements set forth in Section 204, but which is to be used only for agricultural or personal recreational purposes (as hereinafter defined) shall be exempt from the Minor Subdivision approval requirements. Upon presentation of a conveyance of such a parcel, the conveyance shall be stamped “**EXEMPT, FOR AGRICULTURAL AND PERSONAL RECREATIONAL USE ONLY**” and signed and dated.

The conveyance shall include a statement “No change in use shall occur unless approved by the HCPC in accordance with applicable subdivision regulations.

Nothing in this Section 204.08 shall be construed as excluding parcels that are exempt under this procedure that are currently being used only for agricultural or personal recreational purposes from the provisions of these regulations for any future division or partitions of those parcels.

When parcels that are exempt from the approval requirements under this Section 204.08, are subsequently to be used for other than agricultural or personal recreational purposes, the advisory committee shall first determine that such a parcel complies with the regulations set forth in Section 206.

An exemption under this Section 204.08 shall require a statement, signed by the landowner that certifies that the proposed parcel will only be used for agricultural or personal recreational purposes, and that any subsequent change in use shall require that the advisory committee first determine that the parcel complies with the then current provisions of Section 204.08.

For purposes of Section 204.08, the terms “agricultural purposes” and “personal recreational purposes” shall be defined as follows:

1. Agricultural purposes pertain to a parcel or parcels that are devoted exclusively to the following: animal or poultry husbandry, aquaculture, apiculture, the production for use of field crops, tobacco, fruits, vegetables, nursery stock, ornamental trees, sod, or flowers or other similar agricultural use.

2. Personal Recreational Purposes pertain to a parcel or parcels that are devoted exclusively to personal recreational use of a private type and nature that is conducted by the owner(s) of such parcel(s) or the individuals entitled to exclusive use and possession of such parcel(s), without fee or consideration of any kind, excluding commercial or membership recreational type of whether or not for fee or profit.



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**CERTIFICATION FOR EXEMPTION OF PARCELS TO BE USED ONLY FOR  
AGRICULTURAL OR PERSONAL RECREATIONAL PURPOSES (MINOR  
SUBDIVISIONS) PURSUANT TO HURON COUNTY SUBDIVISION REGULATIONS  
SECTION 204.08**

The undersigned Grantor(s) and Grantee(s) make the following statements for the express purpose of inducing the Huron County Planning Commission (HCPC) to exempt from the approval requirements of Section 204.10 of the Huron County Subdivision Regulations (the “Subdivision Regulations”) the following described property (the “Property”) and to stamp the conveyance of the Property **“EXEMPT, FOR AGRICULTURAL AND PERSONAL**

**RECREATIONAL USE ONLY”:**

1. The Grantor(s) and Grantee(s) certify that the Property proposed for exemption is described as follows:

2. The Grantor(s) and Grantee(s) certify that the Property is to and shall be used **ONLY** for agricultural or personal recreational purposes as defined Section 204.08 of the Subdivision Regulations.

3. The Grantor(s) and Grantee(s) acknowledge and understand that if the Property is subsequently changed in use from agricultural or personal recreational purposes, no such change in use shall be made by the Grantor(s) or Grantee(s) or their successors and assigns unless and until the HCPC Advisory Committee first determines that the Property complies with the then current provisions of Section 204 of the Subdivision Regulations.

4. The original signed statement shall be recorded at the Huron County Recorder’s Office together with the instrument of transfer.

The undersigned Grantor(s) and Grantee(s) have signed this Certification on the date(s) set forth below.

**GRANTOR(S):**

**GRANTEE(S):**

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Name)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

(Name) \_\_\_\_\_

(Name) \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

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## **204.10 Large Lot Division**

### **A. General**

The purpose of Section 204.10 is to establish the procedure for review and approval of large lot divisions as authorized under O.R.C. 711.133.

The Plat Approval Procedure for Large Lot Divisions (PA-LL) may be used to request a proposed division of a parcel of land along an existing public street, not involving the opening, widening, or extension of any street or road, and involving the establishment of any lot ranging in size from not less than five (5) acres to not more than twenty (20) acres.

A proposed division of land under and in compliance with this Section 204.10 shall not be considered a subdivision for purposes of O.R.C. 711.001(B) (1) and need only be approved under the provisions of this Section 204.10.

A PA-LL application shall be filed by the landowner or designated representative. In addition to the submittal requirements set forth below, the application shall include the survey drawing and legal description, the signed and completed application form, and the required fee(s).

A Huron County Planning Commission Advisory Committee shall be established to review Large Lot Divisions. The Advisory Committee is to consist of at a minimum of one appointed advisor (or their designated representative) from the Huron County Health Department, Huron County Engineer's Office, Huron County Tax Map Office, EMA/911, and Huron County Soil and Water Conservation District. Other office advisors and planning commission members may be consulted as needed.

## **B. Pre-Application Meeting**

Prior to filing a formal PA-LL application, an applicant is required to attend a pre-application meeting (within a 30 day time period) with the HCPC Advisory Committee to discuss the procedure for approval and to familiarize the applicant with applicable requirements. The applicant shall submit a scale drawing that includes the following information:

1. Location Map.
2. Existing and proposed public roads and easements.
3. Ownership of property.
4. Existing structures.
5. North arrow.
6. Outline of areas to be divided.
7. Approximation of proposed lot lines and dimensions.
8. Important natural features and drainage ways.
9. Information concerning storm drainage, sewage disposal, water supply, and other facilities that impact on the development.

## **C. Survey Requirement**

No division of lands involving a metes and bounds description shall be approved or exempted unless it is accompanied by a survey drawing and legal description certified by a Professional Surveyor licensed in the State of Ohio. The survey must meet the Minimum Standards for Boundary Surveys, Administrative Code 4733-37, and the survey must have been approved by the Huron County Engineer and/or Huron County Tax Map Department.

**D. Lot Frontage Requirement**

Unless the applicable zoning regulations specifically provide otherwise, all lots created under this Section 204.10 shall have a minimum of two hundred fifty (250) feet of continuous frontage on an existing and improved public road as measured at the roadway right-of-way line.

**E. Lot Depth to Width Ratio**

Unless the applicable zoning regulations specifically provide otherwise, the maximum depth of a lot measured from the building setback line shall not exceed three (3) times the width of the lot. For the purposes of determining these lot measurements, the lot shall be measured as follows:

1. Depth of a lot shall be considered to be the distance between the midpoints of straight lines connecting to the foremost points of the side lot lines at the front yard setback and the rearmost points of the side lot lines in the rear.
2. Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the front building setback line as established by the applicable zoning regulations, or where no zoning exists, forty (40) feet back from the edge of the current or proposed road right-of-way.

**F. Application Submittal Requirements**

A PA-LL application shall include the following information and materials:

1. Existing and proposed topographic contours at 1-foot intervals for the envelope of disturbed areas of lots utilizing on-site sewage treatment systems, or 2-foot intervals for lots utilizing central sewer system (5-foot interval over 12% slope). Contours shall be based upon NGVD 27 or NAD 83 . **NO ASSUMED BENCHMARKS WILL BE ACCEPTED.** The Huron County Engineer has an extensive listing of benchmarks within the county. If there are none in the range of one-half (1/2) mile of the project site then an estimated intersection elevation of two roadways from a USGS quadrangle sheet will suffice as an acceptable alternative. A property site review is to be performed by Huron Soil & Water Conservation District for each parcel, covering soil characteristics and a storm water drainage evaluation, together with proposals for new storm water drainage outlets and septic system curtain drains if applicable. Fees per the current schedule must have been paid.

2. Existing or proposed building, well, and sewage system locations and type.
3. Soil type delineation.
4. All easements must be conveyed and recorded by a separate instrument prior to the recording of the PA-LL Subdivision.
5. Appropriate floodplain status information showing areas within the 100-year floodplain/floodway.
6. Access points in accord with adopted Huron County access management standards or Ohio Department of Transportation driveway approval if access is to a state highway.
7. Recording data for PA-LL subdivision deeds previously approved from the original tract parcel.
8. Drainage improvements and other applicable requirements of the Huron County Engineering Code and Land Conveyance Standards and Requirements for Approval of Deed Descriptions, Surveys and Survey Plats in Huron County,
9. Approval signatures of the PA-LL subdivision from health and zoning authorities, if applicable.
10. A plan illustrating all PA-LL subdivisions and/or lot splits of adjacent parcels within the past year, and the recording date of each.
11. The owner/developer shall mark proposed lot corners with stakes and colored flagging.
12. Boundary survey by a professional land surveyor.
13. A survey drawing and legal description (pre-approved by the Huron Co. Map Department) that has been prepared by a professional land surveyor.
14. An approved form of conveyance meeting the requirements for property transfer by the County Engineer and County Auditor.
15. All applicable fees.
- 16. Exceptions:**
  - a. **If the proposed large lot division is a division of land involving the creation**

of a parcel containing a residence and existing buildings, where no new construction is planned, then a topographic survey is not required. However, the soil report and field investigation is still required, together with a boundary survey performed by a professional land surveyor.

- b. **A proposed division of a parcel of land along an existing public street, not involving the opening, widening, or extension of any street or road, and which meets the acreage requirements set forth in Section 204.10, A, but which is to be used only for agricultural or personal recreational purposes (as hereinafter defined) shall be exempt from the PA-LL approval requirements. A boundary survey performed by a professional land surveyor is still required.**
- c. **A proposed large lot division to be used for cemetery purposes shall be exempt from this section. The HSWCD would still be willing to perform the soil report and field investigation, however no fees will be charged to the grantee of the parcel.**

#### **G. Review and Approval**

If the Planning Commission, acting through the HCPC Advisory Committee, finds that the proposed division is not contrary to any applicable zoning, health, sanitary, or access management regulations, regulations adopted under O.R.C 307.37(B) (3) regarding existing surface or subsurface drainage, including but not limited to, rules governing household sewage disposal systems or the regulations set forth in this Section 204.10, it shall be approved in accordance with the following schedule:

1. For proposed divisions into not more than six (6) separate parcels, approval shall be within seven (7) calendar days after the division is submitted.
2. For proposed divisions into more than six (6) separate parcels but less than fifteen (15) parcels, approval shall be within fourteen (14) calendar days after the division is submitted.
3. For proposed divisions into more than fifteen (15) parcels, approval shall be within twenty-one (21) calendar days after the division is submitted.

The burden is upon the applicant to demonstrate compliance with these regulations. Incomplete or deficient proposals shall be disapproved and the applicant notified of the issues and reasons for disapproval.

Upon presentation of an approved conveyance of said parcel, the conveyance shall be stamped "Approved by Huron County Planning Commission, Plat Required under Ohio Revised Code 711.133" and signed and dated.

PA-LL deeds shall be recorded within one hundred eighty (180) days from the date of approval, or the approval expires. Upon the expiration of the approval, any proposed division of the subject tract shall be filed and processed as a new application under Section 204.10.

**H. Agricultural and Personal Recreational Purposes Exemption**

A proposed division of a parcel of land along an existing public street, not involving the opening, widening, or extension of any street or road, and which meets the acreage requirements set forth in Section 204.10, A, but which is to be used only for agricultural or personal recreational purposes (as hereinafter defined) shall be exempt from the PA-LL approval requirements. Upon presentation of a conveyance of such a parcel, the conveyance shall be stamped **“PLAT REQUIRED UNDER O.R.C. 711.133, FOR AGRICULTURAL AND PERSONAL RECREATIONAL USE ONLY”** and signed and dated.

The conveyance shall include a statement “No change in use shall occur unless approved by the HCPC in accordance with applicable subdivision regulations.

Nothing in this Section 204.10 shall be construed as excluding parcels that are exempt under this procedure that are currently being used only for agricultural or personal recreational purposes from the provisions of these regulations for any future division or partitions of those parcels.

When parcels that are exempt from the approval requirements under this Section 204.10, H, are subsequently to be used for other than agricultural or personal recreational purposes, the advisory committee shall first determine that such a parcel complies with the regulations set forth in Section 206.

An exemption under this Section 204.10 shall require a statement, signed by the landowner that certifies that the proposed parcel will only be used for agricultural or personal recreational purposes, and that any subsequent change in use shall require that the advisory committee first determine that the parcel complies with the then current provisions of Section 204.10.

For purposes of Section 204.10, H, the terms “agricultural purposes “and personal recreational purposes” shall be defined as follows:

1. Agricultural purposes pertain to a parcel or parcels that are devoted exclusively to the following: animal or poultry husbandry, aquaculture, apiculture, the production for use of field crops, tobacco, fruits, vegetables, nursery stock, ornamental trees, sod, or flowers or other similar agricultural use.



2. Personal Recreational Purposes pertain to a parcel or parcels that are devoted exclusively to personal recreational use of a private type and nature that is conducted by the owner(s) of such parcel(s) or the individuals entitled to exclusive use and possession of such parcel(s), without fee or consideration of any kind, excluding commercial or membership recreational type of whether or not for fee or profit.

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**CERTIFICATION FOR EXEMPTION OF PARCELS TO BE USED ONLY FOR AGRICULTURAL OR PERSONAL RECREATIONAL PURPOSES (LARGE LOT DIVISIONS) PURSUANT TO OHIO REVISED CODE SECTION 711.133**

The undersigned Grantor(s) and Grantee(s) make the following statements for the express purpose of inducing the Huron County Planning Commission (HCPC) to exempt from the approval requirements of Section 204.10 of the Huron County Subdivision Regulations (the “Subdivision Regulations”) the following described property (the “Property”) and to stamp the conveyance of the Property **“EXEMPT UNDER O.R.C. 711.133, FOR AGRICULTURAL AND PERSONAL RECREATIONAL USE ONLY”**:

1. The Grantor(s) and Grantee(s) certify that the Property proposed for exemption is described as follows:
2. The Grantor(s) and Grantee(s) certify that the Property is to and shall be used **ONLY** for agricultural or personal recreational purposes as defined Section 204.10 of the Subdivision Regulations.
3. The Grantor(s) and Grantee(s) acknowledge and understand that if the Property is

subsequently changed in use from agricultural or personal recreational purposes, no such change in use shall be made by the Grantor(s) or Grantee(s) or their successors and assigns unless and until the HCPC Advisory Committee first determines that the Property complies with the then current provisions of Section 204.10 of the Subdivision Regulations.

4. The original signed statement shall be recorded at the Huron County Recorder's Office together with the instrument of transfer.

The undersigned Grantor(s) and Grantee(s) have signed this Certification on the date(s) set forth below.

**GRANTOR(S):**

**GRANTEE(S):**

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Name)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

(Name) \_\_\_\_\_

(Name) \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

# 205 Commercial and Industrial Subdivisions

205.01 Purpose and Intent	205.04 General Procedures
205.02 Comprehensive Land Use Plan Policies	205.05 Submittal Requirements
205.03 Development Guidelines	

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## 205.01 Purpose and Intent

It is the purpose and intent of Huron County and these regulations to ensure that commercial and industrial development occurs in a way that meets the planning and economic development goals of the County and which is sensitive to the County’s rural character, responsive to environmental constraints, appropriate to available supporting infrastructure, and consistent with the Huron County Comprehensive Land Use Plan. Commercial and industrial subdivisions should be located based upon the development policies of the plan and should minimize their impact on the natural environment, including prime agricultural soils.

## 205.02 Comprehensive Land Use Plan Policies

The Comprehensive Land Use Plan places a high priority on industrial development, including reuse of existing industrial areas and rehabilitation of existing industrial structures. The plan discourages industrial development in areas lacking adequate infrastructure and access, and where land use conflicts will occur.

A general goal throughout the plan is the clustering of future development to reduce its impact on the rural landscape, thereby conserving greenspace and prime agricultural areas. This goal can be applied to industrial development, which should strive to locate adjacent to existing industrial development and in which buildings should be sensitively placed in the natural environment. This can be accomplished through setbacks that match the immediate building pattern, limiting grading and other changes to topography on a site (or using site characteristics to screen industrial buildings), and using architecture to screen large industrial buildings through the creative use of colors, materials, variations to facades, glass, etc.

In general, non-residential development should be discouraged in Transitional and Conservation areas. Development should be discouraged for areas located outside Growth and Future Expansion areas unless benefits to the community outweigh land use and service considerations, so long as public health is maintained.

Undeveloped commercial or industrial parcels with utility service should be developed as a priority, prior to extending utilities to undeveloped ground. Infill development in downtowns is to be encouraged, especially in underused or vacant structures.

## **205.03 Development Guidelines**

The following development guidelines are intended to provide general direction to the design and development of industrial parks and sites, as well as general commercial development standards. In addition to these policies, other applicable regulations include Section 206, Planning Principles and Design Standards and Section 207, Environmental Planning Standards. Also, stormwater management regulations, erosion and sedimentation controls, and access management policies apply to commercial and industrial development.

### **A. Development Standards**

#### **1. Setbacks**

- a. In unzoned townships, along all roads, the building setback shall be per Section 206.03, Table D, of these subdivision regulations. In zoned townships refer to the township zoning regulations.
- b. Building and parking setbacks from property lines should increase as building size increases. A minimum building setback of 35 feet should be provided, with a minimum of 100 feet if adjacent to existing residential property. Parking lots should be set back a minimum of 25 feet from property lines.
- c. Cross easement parking should be encouraged between uses. If cross easement parking is developed between two like uses, then the side yard pavement setback may be eliminated between the two uses. The side yard setback for pavement should still be in effect for all perimeter side yards.
- d. Maximum lot coverage should be 20,000 square feet per acre for buildings or 70 percent lot coverage for impervious surfaces. A minimum of 30 percent of a site should be greenspace containing no buildings, structures, off-street parking or loading or storage areas.

#### **2. Utilities**

- a. Contact all appropriate utilities for location for future excavation and planning.
- b. All visible new or relocated utility lines, including: water supply, sanitary sewer service, electricity, telephone, gas, cable, and related connections or feeder lines should be placed underground.
- c. All utility connections (e.g. transformers, meters, etc.) should be kept to the rear or the side of the building.

### **3. Parking**

In addition to meeting the current County Engineering Code requirements, the following guidelines should be followed in the design of parking facilities:

- a. Parking stalls should be laid out in the most efficient manner. Ninety (90) degree layouts are suggested with ten (10) foot by twenty 20 foot stalls and 24 foot aisles.
- b. Handicap parking spaces shall meet current American with Disabilities Act guidelines. Handicap ramp access shall be included in conjunction with these parking spaces.

#### **205.04 General Procedures**

The General Procedures for submitting, reviewing, approving, and recording Commercial and Industrial Subdivision shall be the General Procedures found in Section 203.05 of the Major Subdivisions.

#### **205.05 Submittal Requirements**

The Submittal Requirements for Commercial and Industrial Subdivision shall be the Submittal Requirements found in Section 203.06 of the Major Subdivisions.

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# 206 Planning Principles and Design Standards

206.01 Purpose and Intent	206.07 Sewerage Facilities
206.02 General Standards	206.08 Sidewalks, Pedestrian Access, & Bike Paths
206.03 Lots	206.09 Utilities
206.04 Roads	206.10 Public Uses
206.05 Drainage and Storm Sewers	206.11 Landscaping, Screening and Buffering
206.06 Water Facilities	206.12 On-Site Lighting

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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.

<b>Development Type</b>	<b>Central</b>	<b>Central</b>	<b>Minimum</b>	<b>Minimum</b>	<b>Min Setback from ROW (3)</b>
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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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# 207 Environmental Planning Standards

207.01 Purpose and Intent	207.08 Hydric Soils
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## 207.01 Purpose and Intent

Existing natural features and amenities that would add value to the development or to the community as a whole, or which are nonrenewable and critical to the County’s economy and quality of life, should be preserved, conserved, and/or protected in the design of a subdivision (major, minor and commercial/industrial). Subdivisions should also reflect the uniqueness of the site, responding to its topography, soils, woodlands, wetlands, streams and creeks, flood plain, species habitats, aquifers and archaeological, cultural and historical resources.

All efforts should be taken with respect to the requirements of this section to ensure that natural resources are sufficiently protected and preserved. Trees or other substantial vegetation should not be removed from any subdivision nor any change of the grade of the land affected until approval of a Preliminary Plat for a Major Subdivision (residential, commercial, or industrial) or the approval of a Minor Subdivision has been granted.

In designing a subdivision (major or minor) the developer/subdivider shall comply with the requirements of this section of the Huron County Subdivision Regulations. In designing a site to accommodate development, it is strongly recommended that building envelopes be placed on a parcel in locations that minimize impact to natural features.

In considering an application submitted under the Subdivision Regulations, the County Engineer’s Office, Soil and Water Conservation District, County Planning Commission, and County Commissioners should follow the standards of this section.

Developers/subdividers shall work with the Planning Department, Huron Soil & Water Conservation District, U. S. Natural Resource Conservation Service (NRCS) and the Ohio Department of Natural Resources (ODNR), to comply with the environmental guidelines of this section.

## 207.02 Comprehensive Land Use Plan Policies

The following are recommendations from the Huron County Comprehensive Land Use Plan relative to the natural environment and have been adopted by the County Commissioners:

- A. Preparing guidelines that provide for development while protecting natural resources and promoting guidelines to all units of local government.
- B. Utilizing geographic information systems, as available, to evaluate development proposals at the County and local level.
- C. Discouraging development within woodlands and prohibiting development in wetlands, and encouraging the use of open space subdivisions to minimize impact on these resources.
- D. Encouraging land preservation through fee-simple or conservation easement acquisition or donation.
- E. Discourage straightening of natural streams unless substantial property damage from erosion or potential flooding outweighs environmental concerns.
- F. Encouraging wide wooded and vegetative buffers along all streams and tributaries following guidelines of the U.S. Natural Resource Conservation Service.
- G. Prohibit development in the 100-year flood plain.
- H. Discouraging inappropriate development over or adjacent to groundwater recharge areas and aquifers.
- I. Discouraging development of prime agricultural soils, timber production areas and sand and gravel locations.

See Huron County Comprehensive Land Use Plan, Chapter 6, Natural Resources, Section 5 for additional recommendations.

## 207.03 Planning Considerations

The following considerations are provided as a general guidance to planning a Major Subdivision:

### A. Preserving Resources in a Development

In the design of open space systems in a subdivision, a decision must be made early in the process as to which natural resources should be preserved. Any site may contain a combination of mature woodlands, wetlands, prime agricultural soils and floodplain among others.

Selecting the priority resources to be preserved will identify those portions of a site that are therefore set aside for development. The decision should be based upon the quality of natural resources on site, preservation efforts on adjacent parcels and in the general vicinity, and the unique characteristics of the site that affect its developability (e.g. topography, soil suitability for leach fields, etc.)

In many cases development of a site may be clustered into one or more subareas, with

the open space flowing throughout the balance of the development. The residential portions of the site should be linked with the open space set asides to provide residents access through pedestrian paths or trails. The open space set aside can also be intended to create a transition or buffer between the residential portions of the development and adjacent working farms.

In general, building lots should not be placed in natural resource areas. As required elsewhere by the Subdivision Regulations, certain resources are to be protected and placed in permanent open space reserves. If building lots are placed in a resource area, the building envelope should be located to minimize its impact and the balance of the lot located in the resource area could be placed in no-build reserve on the Final Plat.

## **B. Designing Open Space Systems**

Open space reserves should be designed to preserve and maintain mature woodlands, fields, pastures, meadows and orchards, stream corridors, etc., and should create sufficient buffer areas to minimize conflicts between residential areas and conflicting uses, including working farms.

Open space areas should be continuous and not designed in unconnected fragments. Open space within a neighborhood should build upon existing natural areas, such as streams and/or ravines. Active recreation areas such as parks and playfields with recreation equipment, should be connected to the area. Components should not be linear or narrow unless protecting a linear feature such as a stream corridor, hedgerow or tree line. Consideration should also be given to providing for interconnected wildlife corridors.

Pedestrian connections should be provided so residents have other options than using the road network. The open space should also abut existing or potential open space land on adjacent parcels.

## **C. Greenway Guidelines**

Greenways are natural corridors or buffers. They can consist of a natural area and pedestrian trails. Greenways are typically found along major streams and their tributaries, as a recreational path and as a wildlife corridor. Greenways should be integrated into the design of all subdivisions if possible.

Greenway buffers can serve a valuable role in filtering stormwater runoff adjacent to stream and creek systems. These buffers function as a trap for pollutants and excessive nutrients dissolved or suspended in storm runoff. Slowing runoff velocity allows stormwater to be absorbed into the soil and to be taken up by vegetation.

Defining the appropriate buffer width is based upon soil permeability, slope, vegetation in the buffer and the amount and type of pollutants likely to be found in



the runoff. At a minimum such buffers should be 50 feet in width.

The following general guidelines are provided relative to greenway widths, which are determined based upon the type of greenway proposed:

1. Pedestrian Path or Trail - A minimum of 20 feet in width, with a path of five to ten feet in width consisting of asphalt, gravel or mulched surface.
2. Buffer along Stream or Creek - A minimum of 50 feet in width; consult with Huron Soil & Water Conservation District.
3. Wildlife Corridor - Up to 300 feet or more in width.

A pedestrian path or trail should be used to provide recreational opportunities and should connect neighborhoods with open space features such as a park, pond or a stream corridor. Such paths or trails should meander through the open space reserves and should have sufficient points of interest along the paths or at the end points.

Greenway corridors established in a subdivision for the purpose of wildlife habitat should range in width up to 300 feet or more. The recommended width should be based upon consultation with the Huron Soil & Water Conservation District and naturalists from the Ohio Department of Natural Resources, Division of Wildlife. Such buffers may be located along a stream or creek system, or adjacent to a wetland, pond or lake.

#### **D. Reserves**

Two platting options are available for permanently designating and preserving open space features. A reserve can be placed on the plat to permanently set aside open space features for common use by subdivision residents and/or the general public. Reserves should be dedicated to a Homeowners Association, public entity or non-profit land trust or other conservation organization. A conservation easement should also be dedicated for reserves. Reserves are a strong legal tool for protecting open space features.

As an alternative when open space features and natural resources are located on individual subdivision lots, a no-build reserve can be designated on the plat. A no-build reserve would, in general, preclude the placement of buildings and other structures in the designated area unless otherwise stated. No-build reserves also should include language that the protected natural resource should not be disturbed by the property owner.

### **207.04 Aquifers and Aquifer Recharge Areas**

#### **A. Intent**

Aquifers are important geologic features that serve as a source of potable water. Aquifer recharge areas are geologic features that encourage the replenishment of aquifers by surface water. Aquifers and aquifer recharge areas should be protected from adverse impacts by development to ensure water resources are conserved for use by current and future residents and businesses. Developers/subdividers should work with the Huron Soil & Water Conservation District in addressing these issues.

## **B. Protection Measures**

The following protection measures should be taken:

1. Any development should take into account the type of groundwater resource over which it is to be built.
2. The Huron County Health Department and Ohio Department of Natural Resources Division of Water should be consulted by the developer during the Preliminary Plat phase of development.
3. Aquifers and aquifer recharge areas should be placed in permanent platted no-build reserves and/or protected through deed restrictions and conservation easements.

### **207.05 Flood Plains**

Refer to the Flood Plain Regulations adopted per Title 6, Flood Plain Management and Huron County Commissioners Resolution 07-426, effective January 11, 2008, together with Huron County Commissioners Resolution 10-398 (11-23-2010) effective 01-19-2011, and 12-060 (3-01-2012) effective 03-31-2012.

### **207.06 Forests**

#### **A. Intent**

Land to be subdivided or developed should be designed and improved to minimize impact on existing forest resources, including hedgerows and treelines. Improvements shall conform to existing topography in order to minimize clearing or alternation of existing plant communities, especially woodlands and other forest resources, and to minimize associated stormwater runoff and soil erosion impacts that would damage woodlands.

Developers/subdividers and builders should place structures and improvements as far removed from existing vegetation as possible. Baseline data of existing forest resources should be based upon Huron County aerial photographs, which may be field verified by the Huron Soil & Water Conservation District.

Lots should be laid out with consideration of existing hedgerows and tree lines between fields or meadow to ensure their ongoing protection and preservation.

Hedgerows and tree lines should be designated “no build” zones on plats if not placed in an open space reserve or conservation easement.

Major subdivisions should minimize impacts on large woodlands (those greater than five acres), especially those containing many mature trees or a significant wildlife habitat. Also, woodlands of any size on highly erodible soils with slopes greater than 10 percent should be avoided. Building lots should be located outside these areas or “no build” zones should be designated on the plat within individual lots, to protect the woodlands.

Woodlands in poor condition with limited forest management potential or value can provide suitable locations for residential development. When any woodland is developed, great care should be taken to locate all areas to be disturbed or impacted by buildings, roads, yard septic disposal fields, etc., in areas where there are no trees or obvious wildlife areas, to the fullest extent practicable.

## **B. Protection Measures**

The following protection measures should be taken:

### **1. Site Planning**

- a. All efforts should be taken by the developer/subdivider to place lots, buildings, structures, utilities and other improvements as far removed from forest resources as feasible.
- b. Topographical changes to site should be minimal and should not substantially alter existing storm water runoff patterns.
- c. Utilities should be designed not to intrude into forest areas designated or intended for preservation. To the extent possible, utilities should be placed in street rights-of-way.

### **2. Building Placement**

- a. Developers and builders proposing the placement of buildings and structures on wooded sites should ensure that a ten-foot zone as measured from the building’s foundation be designated as an area in which no trees will be preserved.
- b. Impervious surfaces should not be located adjacent to forest preservation areas.

### **3. Construction Practices**

- a. Trees intended to be preserved on a site should be protected during all construction activities by placement of temporary protective fencing

at the boundary of the tree drip zone, and the placement of signs indicating such along the protective fencing.

- b. No construction activity, storage of building materials and equipment, or other surface disturbances should occur within the drip zone of a tree designated for preservation.

## **207.07 Historical, Archaeological and Cultural Resources**

### **A. Intent**

Land to be subdivided or developed should be designed and improved to minimize its impact on historical, archaeological and cultural resources. Developers and builders should place structures and improvements as far removed as possible from existing historical, archaeological and/or cultural resources. They should coordinate with the Ohio Historic Preservation Office (OHPO) in identifying, cataloging and preserving such resources. Location of these resources should be based upon the Ohio Historic Inventory and records of OHPO, local inventories, surveys, studies and reports, and additional surveys as required by County Planning Commission.

### **B. Protection Measures**

The following protection measures should be taken:

1. Historical, archaeological and cultural resources should be preserved on site and integrated into the development. Alternately, open space may be used to buffer historical resources from new development.
2. Subdivisions should be designed so that lot layout does not intrude upon historical resources. Roads should be oriented so that the public can view the resources.
3. Resources that are set aside on a site should be placed in permanent platted reserves and/or protected through deed restrictions and conservation easements. Another option would be to set aside resources for purchase by, or donation to, the County or an appropriate preservation organization.

## **207.08 Hydric Soils**

### **A. Intent**

Hydric soils are not appropriate locations for buildings and on-site wastewater treatment and disposal systems, particularly leach fields. Home sites and on-site wastewater systems shall not be approved on hydric soils. New construction within these soils shall be at the discretion of the Huron SWCD and/or per the recommendation of a soil scientist who has performed soil borings on and reviewed the site. All parcels shall have adequate subsurface and surface drainage. The County Health Department and the Huron Soil & Water Conservation District maintain a list of hydric soils.

## **B. Protection Measures**

The following protection measures shall be taken:

1. Homesites and on-site wastewater treatment and disposal systems shall not be located in hydric soils.
2. Development shall be concentrated on that portion of a site that does not contain hydric soils.
3. Open Space Subdivision techniques shall be used in designing a site. (*See Section 203.03*)
4. Hydric soils shall be placed in an open space reserve on a plat or placed in no-building reserves on individual parcels on a plat.
5. Individual lot splits will not be approved if a building envelope and on-site wastewater system cannot avoid being placed in non-hydric soils.

### **207.09 Prime Agricultural Land**

#### **A. Intent**

Prime agricultural land is a nonrenewable resource and is critical to Huron County's economic base. Development should minimize its impact to agricultural land. Where appropriate such land should be placed in a no-build reserve on a plat and/or protected through a conservation easement.

#### **B. Protection Measures**

The following protection measures should be taken:

1. Development should be located on land not classified as prime agricultural land.
2. Where feasible development should be concentrated on a portion of the site with the balance left in a natural state for agricultural purposes and configured such that it can be easily farmed.
3. Open Space Subdivision techniques should be used in designing a site.
4. Prime agricultural land that is set aside on a site should be placed in permanent platted no-build reserves and/or protected through deed restrictions and conservation easements.

Refer to the Huron County Future Land Use Map in the back of the Comprehensive Land Use Plan.

### **207.10 Riparian Corridors**

#### **A. Intent**

Land to be subdivided or developed should be designed and improved in reasonable conformity to existing topography and vegetation in order to minimize impacts on existing riparian corridors, including stream-side vegetative cover, storm water runoff, water quality and species habitat. Developers/subdividers and builders should to the extent possible place structures and improvements as far removed as feasible from stream and creek riparian corridors. Location of existing riparian corridors should be based on Huron County aerial photographs and/or USGS 7.5-minute quad maps, either of which may be field verified by the Huron Soil & Water Conservation District.

**B. Protection Measures**

The following protection measures should be taken:

1. Grading, removal of vegetative cover and placement of new buildings and structures shall not be permitted within 50 feet from the top of bank of an intermittent stream and within 75 feet from the top of bank of a perennial stream. Such areas should be placed in a no-build reserve or watercourse easement on the Preliminary Plat and Final Plat or Minor Subdivision.
2. Open space reserves in subdivisions should be located to maximize the preservation of riparian corridors.
3. Underground utilities may be placed in the buffers indicated under Subsection 1 above, however, following construction, the disturbed area should be returned to a natural, vegetative state within six months of completion of the construction activity.
4. If the Ohio Department of Natural Resources places a designation on a riparian corridor in Huron County, then the buffer standards of Ohio Department of Natural Resources should apply.
5. Roads should not be located in buffers.

**207.11 Steep Slopes**

**A. Intent**

These regulations apply to all hillside terrain areas in both Major and Minor Subdivisions. Hillside areas are defined as areas with a maximum slope of 10 percent in any direction. The developer should submit sufficient detailed information as to geologic conditions, topography, soil types, and underground water level in order that a determination can be made by the Planning Department in consultation with the County Engineer's Office as to the safety of development of the particular location.

**B. Protection Measures**

The following protection measures shall be taken:

1. The requirements in Table F will be the basis for determining the minimum lot area for a single-family home. The County Engineer’s Office and/or the Huron Soil & Water Conservation District will verify the slope. The lot area will be determined by charting the average ground slope of the terrain and the minimum lot area. Rounding will be made to the nearest five-foot frontage interval.

**Table F: Steep Slope Minimum Lot Area Requirements**

Average Slope	Minimum Lot Area
10 to 20 percent	1.5 times the requirement of Table D
20+ to 25 percent	2.0 times the requirement of Table D
25+ to 30 percent	2.5 times the requirement of Table D

2. A grading plan shall be submitted showing contour lines at five-foot intervals where average slopes exceed 10 percent. Elevations are to be based on the sea level datum (NAVD88), if available. The approximate lot layout and dimensions shall be shown for each lot and each building site. For proposed building sites, plat shall show existing topography, location and size of each building site, and approximate proposed finished grade of streets prior to consideration of the Final Plat. The grading plan shall include existing and proposed grades, including the rights-of-way and up to the minimum building setback line, and shall be reviewed by the Huron Soil & Water Conservation District and/or Ohio EPA for adequate erosion and sedimentation control.
3. For information regarding cuts, fills and compaction of fill, refer to the Engineering Code.
4. Retaining walls may be required whenever topographic conditions warrant or where necessary to retain fill or cut slopes within the rights-of-way. Such requirements shall require the approval of the County Engineer.
5. The regulations in Table G shall govern the front yard and side yard requirements in subdivisions on steep slopes.

**Table G: Required Setbacks on Steep Slopes**

<b>Slope</b>	<b>Minimum Setback for Front Yards and Side Yards</b>
<b>10 – 25 %</b>	<b>25 feet</b>
<b>25 – 30 %</b>	<b>30 feet</b>

6. Grading or removal of vegetative cover shall not be permitted on land with existing steep slopes, except when:
  - a. The contiguous area of steep slopes is less than 20,000 square feet.
  - b. There is sufficient area outside of riparian corridor and wetland buffers for required erosion and sedimentation control measures.

## **207.12 Wetlands**

### **A. Intent**

Land to be subdivided or developed shall be designed and improved in a way that does not impact delineated wetlands and reduces impacts on non-delineated but preserved wetlands. In particular, land disturbance should not negatively affect the water quality of wetlands. Location of existing wetland resources shall be based upon delineation studies conducted by the developer for the Ohio Environmental Protection Agency or U.S. Army Corps of Engineers.

Where deemed appropriate by the Planning Commission or Huron Soil & Water Conservation District, an applicant for a subdivision should undertake a study to delineate a wetland. Such study shall be prepared by a qualified professional under guidelines established by the Ohio EPA or the Army Corps of Engineers. Such study shall be completed by the applicant and approved by the Ohio EPA or the Army Corps of Engineers prior to submittal of a Preliminary Plat.

### **B. Protection Measures**

The following protection measures shall be taken:

1. Grading or removal of vegetative cover shall not be permitted within 25 feet of a wetland. Such 25-foot buffer shall be placed in a no-build reserve on the Preliminary Plat, Final Plat or Minor Subdivision, and a conservation easement considered, with consultation by the Huron Soil & Water Conservation District.
2. Open space reserves in subdivisions shall be located to include preserved



wetlands.

3. Utilities shall not be located in a wetland, wetland buffer or a conservation easement.
4. Topographical characteristics shall not be altered in a way that will negatively affect the water quality and quantity of a preserved wetland, as determined by the Ohio EPA or Army Corps of Engineers.

# 208 Appendix

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**208.02 Miscellaneous Appendices**

**A. Required Statements and Signatures to be Affixed on the Plat**

The Final Plat shall contain the following statements and certifications:

**1. General Statements**

Situated in Section \_\_\_\_\_, Township, \_\_\_\_\_, Range \_\_\_\_\_. Huron County, Ohio containing \_\_\_\_\_ acres and being the same tract or a portion of the same tract as conveyed to \_\_\_\_\_ and described in the deed recorded in Deed Book \_\_\_\_\_, Huron County, Ohio.

The undersigned \_\_\_\_\_ hereby certify that the attached plat correctly represents their \_\_\_\_\_, a subdivision of lots \_\_\_\_\_ to \_\_\_\_\_ inclusive, do hereby accept this plat of same and dedicate to public (private) use as such all or parts of the roads, boulevards, de-sacs, etc. shown herein and not heretofore dedicated.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of Huron County, Ohio for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

In Witness thereof \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_.

Witness: \_\_\_\_\_ Signed: \_\_\_\_\_

\_\_\_\_\_

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct.

By \_\_\_\_\_  
Registered Surveyor

STATE OF OHIO, COUNTY OF HURON

Before me, a Notary Public in and for Huron County, personally came \_\_\_\_\_ who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the purposes therein expressed.

In witness whereof I have hereto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

By \_\_\_\_\_  
Notary Public in and for the State of Ohio

**2. Certifications**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
**Huron County Engineer**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
**Huron County Board of Health**

*Note: If public sewer and water are available, the plat need not be signed by the Huron County Board of Health.*

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
**Huron County Soil & Water Conservation District**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
**Huron County Emergency Management**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**Huron County Planning Commission**

Approved this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Township Trustees**

Approved this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_

**Zoning Inspector**

Approved this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Huron County Commissioners**

Received for transfer this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_

\_\_\_\_\_

**Huron County Tax Map Office**

Transferred this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_

**Huron County Auditor**

Filed for record this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_, at \_\_\_\_\_. m.

Recorded this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_

In Plat Book \_\_\_\_\_ Page No. \_\_\_\_\_

\_\_\_\_\_

**Huron County Recorder**



**3. Statements Within The Subdivision Review Area of a City**

Approved this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
**Huron County Emergency Management**

Received for transfer this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_

\_\_\_\_\_  
**Huron County Tax Map Office**

Transferred this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
**Huron County Auditor**

Filed for record this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_, at \_\_\_\_\_. m.

Recorded this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_

In Plat Book \_\_\_\_\_ Page No. \_\_\_\_\_

\_\_\_\_\_  
**Huron County Recorder**

**208.03 Typical Drawings**

Refer to the Huron County Engineering Code for examples of typical drawings relating to subdivisions.

**208.04 Application Forms**

The following forms are provided for use in the Huron County subdivision program:

- A. Major Subdivision - Concept Plan
- B. Major Subdivision - Preliminary Plat
- C. Major Subdivision - Final Plat
- D. Minor Subdivision
- E. Large Lot Division
- F. Variance
- G. Extension Approval
- H. Site Review Only (No Split)

**Huron County  
Comprehensive Land Use Plan  
March 2017**

**Huron County Board of Commissioners  
Terry Boose  
Joe Hintz  
Skip Wilde**



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# Chapter One

## Introduction

---

What follows is a report originally developed in 2007 and was last revised in January 2017. The authors worked with numerous elected and appointed public officials in a process that involved information gathering, interviews, and policy decision making on a number of specific topics related to the future growth of Huron County. It is hoped that this comprehensive land use plan be utilized to manage future growth within Huron County so that cohesive patterns of development occur over the next thirty years.

A comprehensive land use plan is a planning tool for future growth or decline. In the case of Huron County it is hoped that the comprehensive land use plan be utilized to manage future growth. Most importantly, it can be used as a tool to address the constant change and evolution that occurs over a certain period of time in a community. Comprehensive land use plans are prepared to address compatibility issues between various uses of land, management and preservation of natural resources, identification and preservation of historically significant lands and structures, and adequate planning for infrastructure needs. In other instances, comprehensive plans are utilized to address issues related to schools, recreation, and housing.<sup>1</sup> Participants in the process should approach each of these issues by trying to ask the following three questions:

- What is to be **preserved?**
- What is to be **maintained?**
- And, What is to be **created?**<sup>2</sup>

In the case of Huron County the following issues were discussed:

- Demographics;
- Economic development;
- Community facilities;
- Services;
- Quality of life;
- Present and future land use;
- Natural resources;
- Open space;
- Transportation;
- Infrastructure; and
- Utilities.

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<sup>1</sup> Conglose, John B. Comprehensive Planning, CDFS-1269-99, Ohio State University Fact Sheet, Land Use Series Community Development, 700 Ackerman Road, Columbus, OH 43202-1578

## **The Land Use Planning Process for Huron County**

The Huron County Commissioners established a Huron County Comprehensive Land Use Steering Committee in 2005. The contribution of the Steering Committee on shaping goals and recommendations, offering additional insights, reviewing and commenting upon the draft plan, chapter by chapter, was invaluable and irreplaceable.

The authors would like to thank the Board of Huron County Commissioners, along with village and township officials for working with us in the development of the plan, and for the opportunity to take part in this important project.

The members of the Steering Committee over the course of the development of the plan included the following, some of whom retired and were replaced during the process, and others who were added to provide additional expertise and new perspective:

### **2007 Huron County Comprehensive Plan Steering Committee**

Mike Adelman, Commissioner  
Gary Bauer, Commissioner  
Ralph Fegley, Commissioner  
Jim Wiedenheft, Huron Co. Development Council  
Joe Kovach, Huron County Engineer  
B.J. Whitaker, County Auditor's office  
Cary Brickner, Soil and Water Conservation District  
Ed McConnoughey, Erie Basin RC&D  
Bill Ommert, Huron County Emergency Management Agency  
Carl Essex, Huron Co. Engineer's Office  
Peg Baird, Fisher Titus Medical Center  
Chris Raftery, Village of Monroeville  
Russ Hetrick, SWCD  
Robert Harris, New London Township

Lee Sparks, Norwalk Township  
Michael Nottke, Lyme Township  
Jerry Shoemaker, Village of Greenwich  
Brian Humphress, City of Willard  
Jeff Crosby, City of Bellevue  
Dale Sheppard, City of Norwalk  
Ken Knuth, Village of Monroeville  
Fred Leber, Ridgefield Township  
Patrick Cassidy, Village of New London  
Shawn Tappel, Village of New London  
Tim King, Collins, Erie County Planning Commission  
Jack Jump, Huron County Health District  
Roland Tkach, Huron County Treasurer/  
Auditor  
Tom Reese, Northern Ohio Regional Water

### **Huron County Comprehensive Land Use Revision (2015-2016)**

The Huron County Commissioners approved a Resolution on June 16, 2015 to update the Land Use Plan. In this Resolution the Commissioners assigned this task to the Technical Review Committee to review and update the information displayed in the 2007 Land Use Plan. A technical review committee should reconvene five years after the approval date of the last revision to make corrections to this living document, as they see fit. The next review of the Land Use Plan should start in 2022.

#### **2015 Technical Review Committee**

Eric Cherry, Director of Environmental  
Public Health  
Gary Gillen, Engineering Manager  
Lori Liles, P.C. Administrator

Jason Roblin, Huron County EMA  
Chad Stang, P. C. Administrator  
Mary Wilhelm, Deputy Auditor, Tax Map  
Dept.

#### **2015/2016 Contributions to the Comprehensive Land Use Plan**

Carol Knapp, Director of Economic  
Development  
City of Norwalk  
Village of Greenwich  
Village of Monroeville  
City of Willard  
Village of New London  
City of Bellevue

Village of Milan  
Village of Wakeman  
Village of Plymouth  
Village of North Fairfield  
Tom Reese, Northern Ohio Rural Water  
Pete Welch, Huron County Director of  
Operations

## **A Brief Profile of Huron County**

Huron County is located in north central Ohio, within a rural area between the Cleveland and Toledo metropolitan areas. An area encompassing approximately 497 square miles was first designated as Huron County in 1815. The U.S. Government granted a half million acres of land from what was referred to as the Western Reserve to compensate those who had homes and properties burned out by British Troops during the American Revolutionary War. The area became known as the “Fire Sufferer’s Land” and later shortened to Firelands. The settlers who came to this area and were granted this land came from Connecticut. They fled from the towns of New Haven, New London, Ridgefield, Fairfield, Greenwich, and Norwalk. The settlers later named the communities in Huron County after these Connecticut towns.

The City of Norwalk is the county seat. With three cities, seven villages, and nineteen townships, the county has a variety of political subdivisions. While the county is primarily agricultural oriented, its population centers are home to numerous, sizeable industrial plants.

The railroad industry has played a major role in the growth and development of the county. Two national railroads operate major Midwest regional yard operations in the county. In Willard, where the community got its name from the founder of the B & O Railroad, there is a major east/west switching yard of the CSX Railroad. A major east/west switching yard of the Norfolk Southern Railroad is located in Bellevue.

Huron County is also on the southern fringe of the Lake Erie vacation area. The Cedar Point Amusement Park, a major destination point for travelers and tourists, is located fifteen miles north of Norwalk.

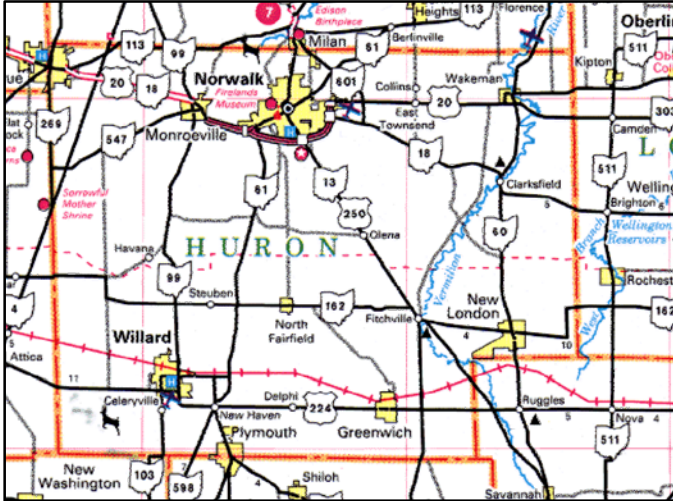
Agriculture still remains the king of the county economy, generating close to 70 million dollars into the Huron County economy annually. Most of the land in the county is in agricultural use, primarily growing the three main cash crops, which are corn, wheat and soybeans. Huron County continues to be one of the top counties in the state in terms of total farm income.





## Chapter Two

### Huron County Demographics



Huron County had 59,626 residents reported in the 2010 Census of Population. This was a 0.23 percent increase (139 more people) over the 2000 population of 56,487, and an 6.1 percent rise (3,386 people) over the 1990 population of 56,240.

Huron County’s population density in 2010 was 120.9 persons per square mile, less than half the statewide average density of 282.3 persons per square mile, but a slight increase over the 2000 density of

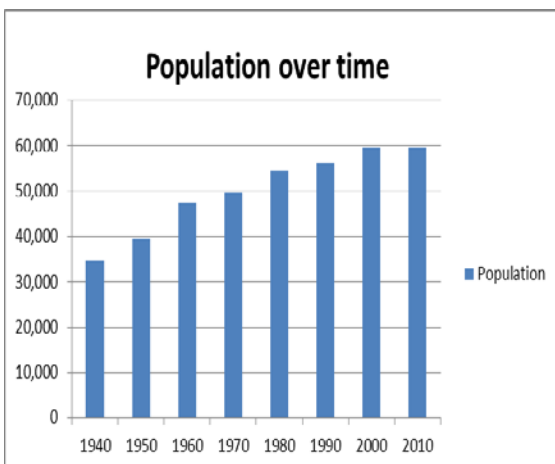
120.7 persons per square mile.

Historically, the county first recorded its population (6,675) in 1820. This doubled to 13,341 in 1830, slowly climbing to 32,330 in 1900. The population remained under 40,000 through the 1950 Census, when it was 39,353, then it took a significant jump to 47,326 in 1960. The increases were more marginal in the following decades, to 49,857 in 1970; 54,608 in 1980; 56,240 in 1990; 59,487 in 2000 and 59,626 in the most recent (2010) Census.

**Table 1-1: Huron County Population**

	1940	1950	1960	1970	1980	1990	2000	2010
Population	34,800	39,353	47,326	49,587	54,608	56,240	59,487	59,626
# Change		4,553	7,973	2,261	5,021	1,632	3,247	139
% Change		13.1	20.3	4.8	10.1	3.0	5.8	0.23

Source: U.S. Census of Population



Huron County has thus experienced continuous growth, with variation over time in the rate of growth. The 20 percent jump experienced in the “baby boom” 1950’s was followed by much slower growth in the following decade, and growth has slowed somewhat over the past twenty years.

To further analyze population changes

over the past three decades, one can review the components of change, as quantified in the following table:

**Table 1-2: Components of Population Change, Huron County, 1980 to 2010**

	1980-1990	1990-2000	2000-2010
Births	9,041	9,045	13,681
Deaths	4,720	4,994	5,893

**Table 1-3: Migration Estimates, Huron County**

	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	2000-2010
Inmig	2,809	2,535	2,655	2,800	3,037	3,017	2,963	2,716	2,822	2,881	2,767
Outmig	2,567	2,618	2,669	2,588	2,664	2,649	2,872	2,907	2,946	2,805	3,678
Net	242	-83	-14	212	373	368	91	-191	-124	76	-911

Source: Ohio Department of Development

Combining the data from these two tables, it appears that births added 4,636; deaths added 899, in migration added 27,985, and out migration subtracted 30,963 from the county's total population.

### Population by Age Cohort

The following table provides data on Huron County's population by age, for 2000 and 2010.

**Table 1-4: Population by Age, 2000 and 2010**

Age Cohort	Total Pop. 2000	Total Pop. 2010	% Change 2010	Male pop 2010	Female pop 2010
0-4	4,450	4,053	-8.9	2,052	2,001
5-9	4,720	4,176	-11.5	2,115	2,061
10-14	4,870	4,583	-5.8	2,355	2,228
15-19	4,320	4,337	+0.3	2,272	2,065
20-24	3,540	3,176	-10.2	1,591	1,585
25-29	3,850	3,431	-10.8	1,745	1,686
30-34	4,080	3,590	-12.0	1,765	1,825
35-39	4,560	3,749	-17.7	1,889	1,860
40-44	4,700	3,985	-15.2	1,966	2,019
45-49	4,200	4,488	+6.8	2,221	2,267
50-54	3,710	4,510	+21.5	2,218	2,292
55-59	2,830	4,043	+42.8	1,979	2,064
60-64	2,310	3,421	+48.0	1,704	1,717
65-69	2,080	2,482	+19.3	1,166	1,316
70-74	1,920	1,915	-0.2	904	1,011
75-79	1,510	1,512	+0.1	625	887
80-84	1,030	1,140	+10.6	464	676
85+	820	1,035	+26.2	340	695
Total	59,490	59,626	+1.4	29,371	30,255

Source: 2000, 2010 Census of Population, Ohio Department of Development

In general, Table 4 indicates increases for those aged 45 to 64, many of whom fall within the “Baby Boom” generation”, and decreases in immediately younger age cohorts from age 20 to 39. Also, the elderly age brackets from age 75 and beyond have increased.

### Population by Jurisdiction

**Table 1-5: Population by Jurisdiction**

Jurisdiction	Pop 2000	Pop 2010	% of County Total 2010	# Change 2000-2010	% Change 2000-2010
<b>Huron Co.</b>	59,487	59,626	100.00	+139	+0.2
<b>Municipalities</b>					
Bellevue (pt)	3,841	3,673	6.1	-168	-4.3
Norwalk	16,238	17,012	28.5	-774	+4.7
Willard	6,806	6,236	10.4	+570	-8.3
Greenwich	1,525	1,476	2.4	-49	-3.2
Milan (pt)	420	363	0.6	-57	-13.5
Monroeville	1,433	1,400	2.3	-33	-2.3
New London	2,696	2,461	4.1	-235	-8.7
N. Fairfield	573	560	0.9	-13	-2.2
Plymouth (pt)	849	909	1.5	+60	+7.0
Wakeman	951	1,047	1.7	+66	+10.0
<b>Townships</b>					
Bronson	1,780	1,973	3.3	+193	+10.8
Clarksfield	1,518	1,625	2.7	+107	+7.0
Fairfield	711	1,218	2.0	+507	+71.3
Fitchville	1,012	1,056	1.7	+44	+4.3
Greenfield	1,442	1,374	2.3	-68	-4.7
Greenwich	954	1,044	1.7	+90	+9.4
Hartland	979	1,112	1.8	+133	+13.5
Lyme	968	853	1.4	-115	-11.8
New Haven	2,011	2,621	4.3	+610	+30.33
New London	744	807	1.3	+63	+8.4
Norwalk	3,265	3,591	6.0	+326	+9.9
Norwich	1,072	1,070	1.7	-2	-0.1
Peru	1,043	1,105	1.8	+62	+5.9
Richmond	1,111	1,102	1.8	-9	-0.8
Ridgefield	957	929	1.5	-28	-2.9
Ripley	943	1,024	3.3	+81	+8.5
Sherman	501	510	0.8	+9	+1.7
Townsend	1,567	1,623	2.7	+56	+3.5
Wakeman	1,577	1,684	2.8	+107	+6.7

Source: 2000 and 2010 Census of Population

Huron County is subdivided into nineteen Townships. It also encompasses two Cities (Norwalk and Willard) and a portion of a third City (Bellevue), as well as five Villages (New London, Greenwich, Monroeville, Wakeman, and North Fairfield) and portions of two more (Milan and Plymouth). The preceding Table 5 presents population by jurisdiction for 2000 and 2010. This helps establish where recent growth patterns have been most pronounced.

In absolute terms, the top gains in population took place in:

- |  |
|--|
| <ol style="list-style-type: none"> <li>1. New Haven (610)</li> <li>2. Willard (570)</li> <li>3. Fairfield Township (507)</li> <li>4. Norwalk Township. (326)</li> <li>5. Bronson Township (193)</li> </ol> |
|--|

In terms of *percentage*, the five jurisdictions experiencing the highest proportion of population increase over the 2000’s were these:

- |  |
|--|
| <ol style="list-style-type: none"> <li>1. Norwalk City (+28.5%)</li> <li>2. Willard City +10.4%)</li> <li>3. Bellevue (+6.1%)</li> <li>4. Norwalk Township (+6.0%)</li> <li>5. New Haven Township (+4.3%)</li> </ol> |
|--|

Centers of population growth, and thus new residential development, appear to be New Haven Township, the second largest City (Willard), and Fairfield, Norwalk and Bronson Townships.

**Race and Ethnicity**

**Table 1-6: Population by Race and Ethnicity, Huron County and Ohio**

	# Huron Co. 2000	# Huron Co. 2010	% Huron County	% Ohio 2010
White	57,653	56,273	94.34	82.7
Black/African Am.	769	614	1.0	12.2
Am. Indian/Alaskan	658	237	0.4	0.2
Asian	203	195	0.3	1.7
Native Hawaiian/Pacific	22	0	0.0	0.0
Some other race	1,117	1,273	2.1	2.1
Hispanic or Latino	2,117	3,350	5.6	3.1

Source: 2000 and 2010 Census of Population

While Huron County is less diverse than Ohio in total, it is home to a significant Black population and a small mix of other racial backgrounds. The Hispanic/Latino population is most notable in that it has increased from 2,117 in the 2000 Census to 3,350 in the 2010 Census, an increase of 1,233, or 58.24 percent. Further, it is suspected that the 2010 totals have been exceeded considerably during the current decade. This trend follows national patterns in growth of this ethnic group, and this growth trend is projected to continue.

**Households**

Huron County was home to 25,166 households in 2010, an increase of 13.06 percent and 2,908 households from 22,258 in 2000. This increase in households (and thus the need for individual housing) expanded at a larger rate than the 0.23 percent increase in population over that same decade. Average household size decreased over the same period, from 2.64 persons per household in 2000 to 2.63 persons in 2010. Although it has decreased, this average household size of 2.63 still exceeds the state average of 2.57.

Increases of over 100 households in political subdivisions over the 2000's included 307 Fairfield Township, 610 in New Haven, 774 in Norwalk, 326 in Norwalk Township, and 193 in Bronson Township.

**Table 1-7 Household by Type, Huron County**

	# Huron 2000	# Huron 2010	% Huron 2010
Total Households	22,307	22,820	100%
Family Households (families)	16,225	16,141	70.7%
With own children under 18 years	8,095	7,140	31.3%
Married Couple Family	13,053	12,205	53.5%
With own children under 18 years	6,058	4,733	20.7%
Female householder, no husband present	2,316	2,776	12.2%
With own children under 18 years	1,519	1,737	7.6%
Nonfamily households	6,082	6,679	29.3%
Householder living alone	5,153	5,578	24.4%
Householder 65 years and over	2,159	2,292	10.1%
Households with individuals < 18 yrs.	8,686	7,992	35.0%
Households with individuals 65+ years	5,170	5,771	25.3%
Average Household Size	2.64	2.59	---
Average Family Size	3.11	3.05	---

Source: 2000 and 2010 Census of Population

### Educational Attainment

Huron County is slightly behind the state in most educational arenas but significantly higher in high school graduates.

**Table 1-8: Educational Attainment in Huron County**

	# Huron County	% Huron County	% Ohio
Population 25 years +	39,481	100.0	100.0
Less than 9 <sup>th</sup> grade	1,759	4.7	3.2
9 <sup>th</sup> to 12 <sup>th</sup> grade, no diploma	4,830	12.2	7.8
High school graduate	19,468	49.3	34.2
Some college, no degree	7,511	19.0	20.5
Associate degree	2,788	7.1	8.2
Bachelor's degree	3,101	7.9	16.4
Graduate/prof. Degree	1,783	4.5	9.7
% HS grad or higher	---	88.0	89.0
% Bachelor degree or higher	---	13.1	26.1

Source: 2010 Census of Population

## Population Projections

2014 Population projections reveal Sherman and Greenfield Townships unchanged while all other jurisdictions are projected to decline.

**Table 1-9: 2014 Projections by Local Jurisdiction  
(based on 2010 population change)**

<b>Municipality</b>	<b>2010</b>	<b>2014</b>	<b>%</b>	<b>Township</b>	<b>2010</b>	<b>2014</b>	<b>%</b>
Bellevue (pt)	3,673	3,593	-0.5	Bronson	1,973	1,963	-0.1
Norwalk	17,013	16,898	-0.2	Clarksfield	1,625	1,607	-0.3
Willard	3,236	6,094	-0.5	Fairfield	658	639	-0.7
Greenwich	1,476	1,439	-0.6	Fitchville	1,056	1,033	-0.5
Milan (pt)	363	358	-0.3	Greenfield	1,374	1,372	0
Monroeville	1,400	1,377	-0.4	Greenwich	1,044	1,033	-0.2
New London	2,461	2,395	-0.6	Hartland	1,112	1,088	-0.5
N. Fairfield	560	542	-0.8	Lyme	853	842	-0.3
Plymouth (pt)	909	888	-0.5	New Haven	1,712	1,670	-0.6
Wakeman	1,047	1,038	-0.2	New London	867	789	-0.5
				Norwalk	3,590	3,513	-0.5
<b>Huron Co.</b>	59,626	58,714	-0.4	Norwich	1,070	1,056	-0.3
				Peru	1,105	1,086	-0.4
				Richmond	1,102	1,081	-0.5
				Ridgefield	929	927	-0.1
				Ripley	1,024	1,000	-0.6
				Sherman	510	511	0
				Townsend	1,623	1,602	-0.3
				Wakeman	2,731	2,676	-0.5

**Table 1-10: County Population Projections**

<b>2020</b>	<b>2030</b>	<b>2040</b>
58,740	56,950	55,500

Source: Projections based on 2010 Census data, and ODOD County-level population projections.

## Chapter Three Economic Development



### State and Regional Economic Development

Governor John Kasich created JobsOhio and dismantled the Ohio Department of Development (ODOD) in February 2011. JobsOhio is a private, nonprofit corporation with the purpose of promoting economic development, job creation, job retention, job training and the recruitment of business to the State of Ohio. Ohio Revised Code Section 187.01 provides details of the creation and powers of JobsOhio.

The Ohio Department of Development's twelve economic development regions were redefined to six JobsOhio economic development regions. Huron County was part of the North Central region under ODOD. Huron County became a part of the 18-county Northeast Region serviced by TeamNEO which is based in Cleveland. The City of Bellevue is located in four counties (Huron, Erie, Sandusky, and Seneca) and was part of two JobsOhio economic development regions – the Northeast serviced by Team NEO and the Northwest serviced by the Regional Growth Partnership (RGP) based in Toledo. Bellevue's request to be in only one economic development region was granted by JobsOhio and the City joined the Northwest RGP region.

The Ohio Department of Development was renamed the Ohio Development Services Agency and provides some economic development functions in partnership with JobsOhio.

### Local and Regional Economy

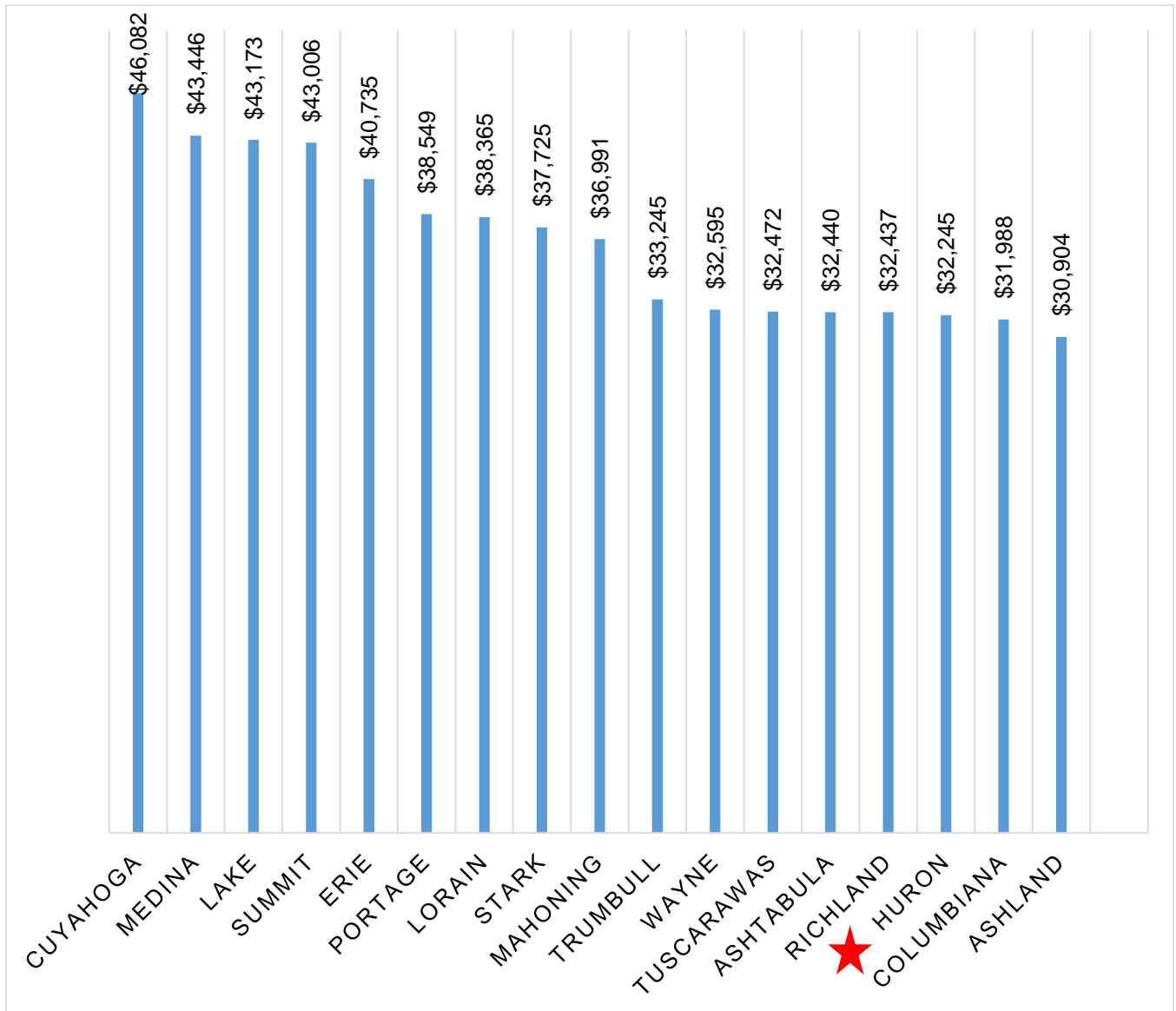
An analysis of the economies of the governmental entities within Huron County help to identify each community's economic strengths and weaknesses. A community's identified strengths can be capitalized on and identified weaknesses can be addressed by the community and turned into strengths.

Land use patterns and economic development are tied together in many ways. Businesses and manufacturers need land on which to build or expand their facilities. New facilities have specific infrastructure needs that local communities need to plan for and manage. Through careful planning, Huron County can prepare for future growth in a manner that does not impose a financial burden to the local government or residents.

### Income Data – Huron County & the Northeast Region

Huron County had a per capita income of \$32,245 in 2013. The following chart shows Huron County in comparison to the 18-county Northeast Region.

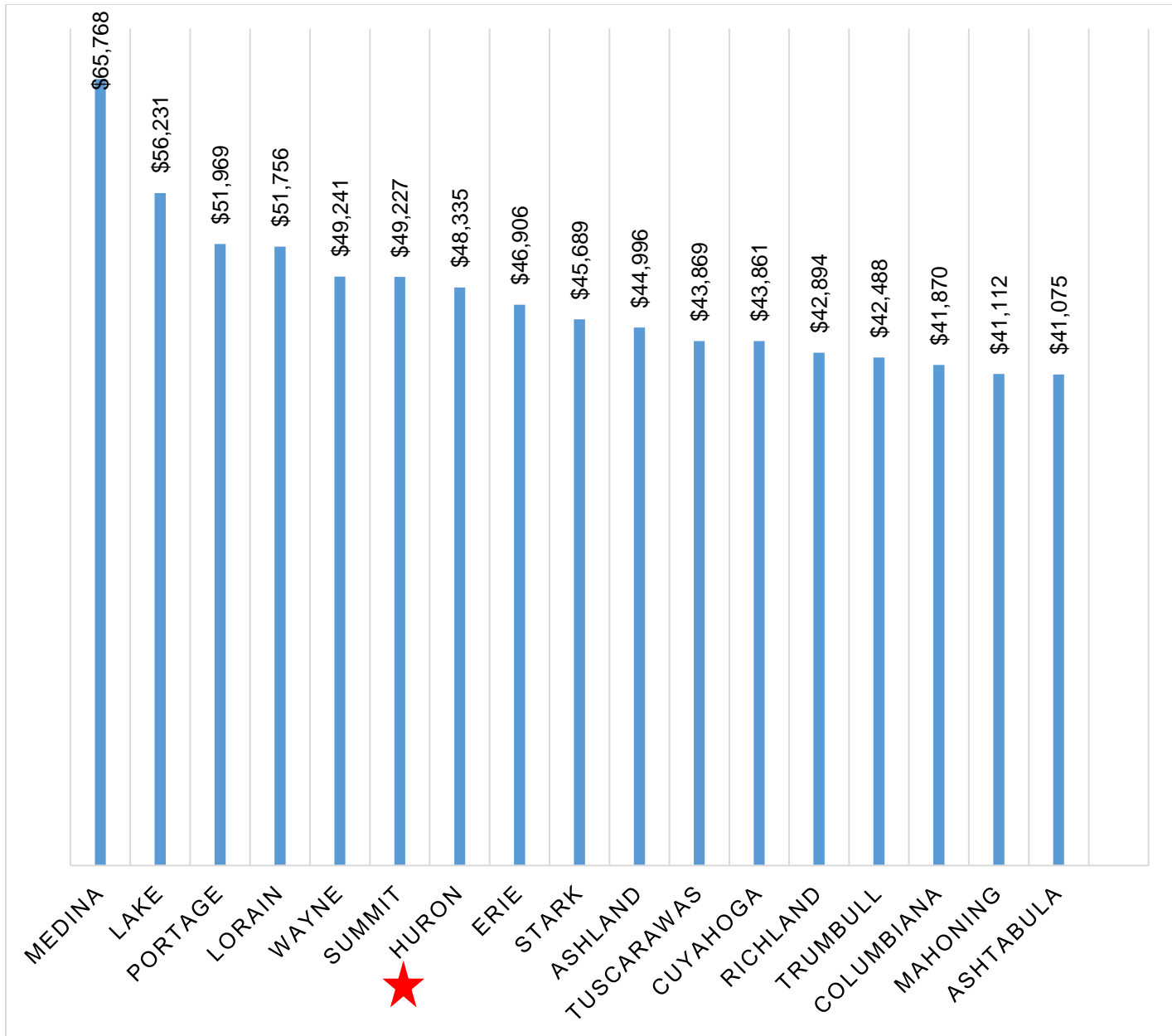
### TEAM NEO/NORTH EAST REGION Per Capita Income Comparison by County





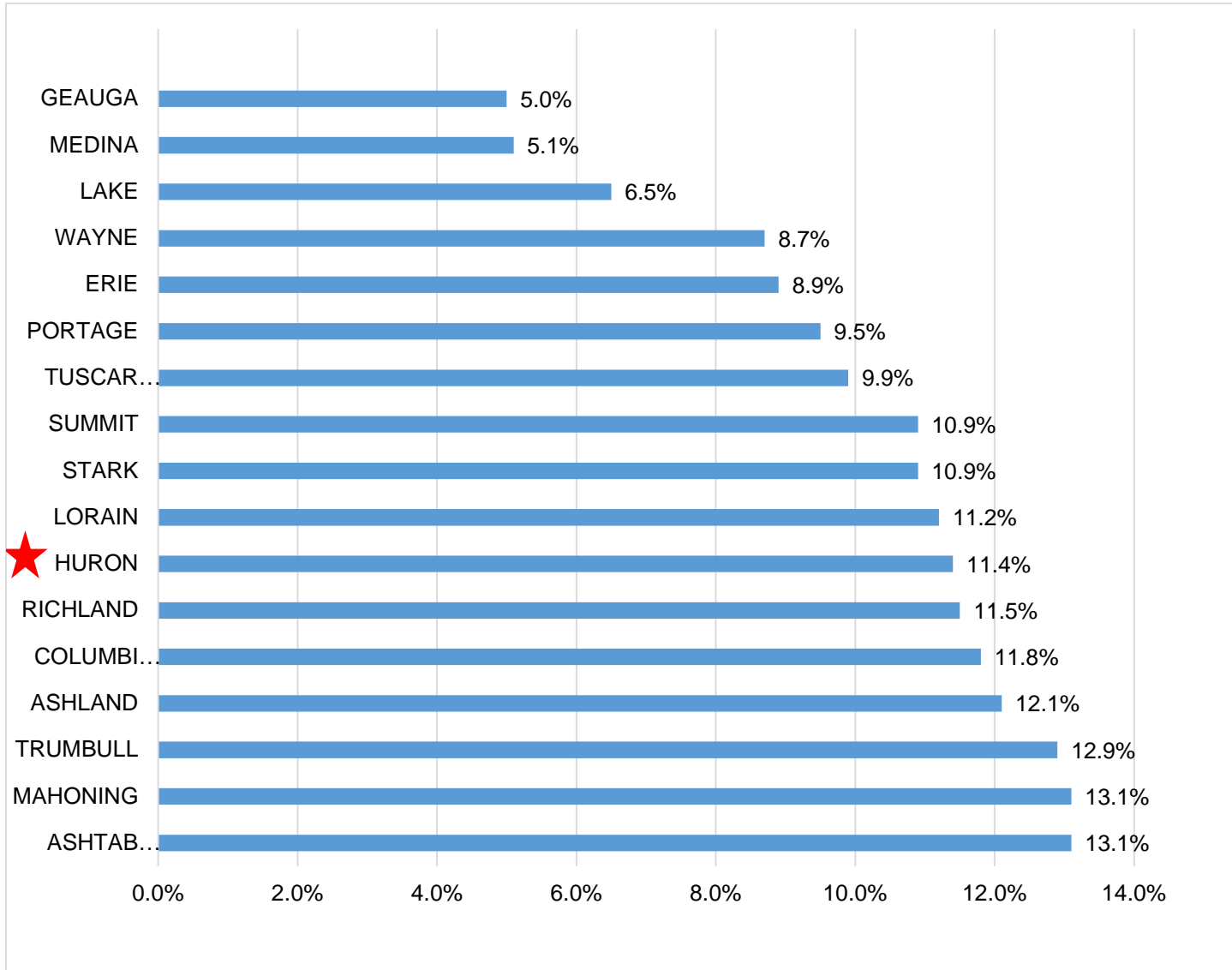
Huron County’s median household income in 2013 was \$48,335. The following chart shows Huron County in comparison to our Northeast Region partners:

### TEAM NEO/NORTH EAST REGION Median Household Income Comparison by County



11.4% of Huron County residents have income below the poverty level. The following chart shows Huron County in comparison to our Northeast Region partners:

### TEAM NEO/NORTH EAST REGION Income Below Poverty Comparison by County



## Employment, Wages, Industrial Sector – State, Region, and County

JobsOhio identified the driver industrial sectors in Ohio as:

- Advanced Manufacturing
- Aerospace and Aviation
- Automotive
- Bio-Health
- Information Technology
- Shale Energy and Petrochemical
- Financial Services
- Food Processing
- Logistics and Distribution

Source: [www.jobs-ohio.com](http://www.jobs-ohio.com)

Team NEO's key industries are identified as:

- Aerospace and Aviation
- Automotive
- Biomedical/Medical Devices
- Food Processing
- Headquarters and Professional Services
- Instruments, Controls, and Electronics
- Metal Production and Fabrication
- Oil and Gas
- Polymers and Materials
- IT

Source: [www.clevelandplusbusiness.com](http://www.clevelandplusbusiness.com) (Team NEO's website)

Huron County's business establishments, employment, and wages by sector for 2013 are identified as:

<b>Industrial Sector</b>	<b>Number of Establishments</b>	<b>Average Employment</b>	<b>Total Wages</b>	<b>Average Weekly Wage</b>
Private Sector	1,154	17,580	\$650,875,659	\$712
Goods Producing	249	7,697	\$352,441,625	\$881
Natural Resources & Mining	25	599	\$16,128,631	\$519
Construction	135	1,361	\$77,835,857	\$1,100
Manufacturing	90	5,737	\$258,423,135	\$866
Service Providing	904	9,883	\$298,434,036	\$581
Trade, Transportation & Utilities	286	3,449	\$111,680,047	\$623
Information	21	204	\$6,334,636	\$600
Financial Services	113	568	\$22,272,800	\$754
Professional & Business Services	136	771	\$27,068,967	\$675
Education & Health Services	110	2,654	\$100,868,623	\$731
Leisure & Hospitality	126	1,654	\$18,698,832	\$217
Other Services	112	584	\$11,495,892	\$378
Federal Government		136	\$6,670,800	\$943
State Government		73	\$3,624,465	\$955
Local Government		2,351	\$86,999,658	\$712
<i>Private Sector total includes Unclassified establishments not shown</i>				

Source: Huron County Profile

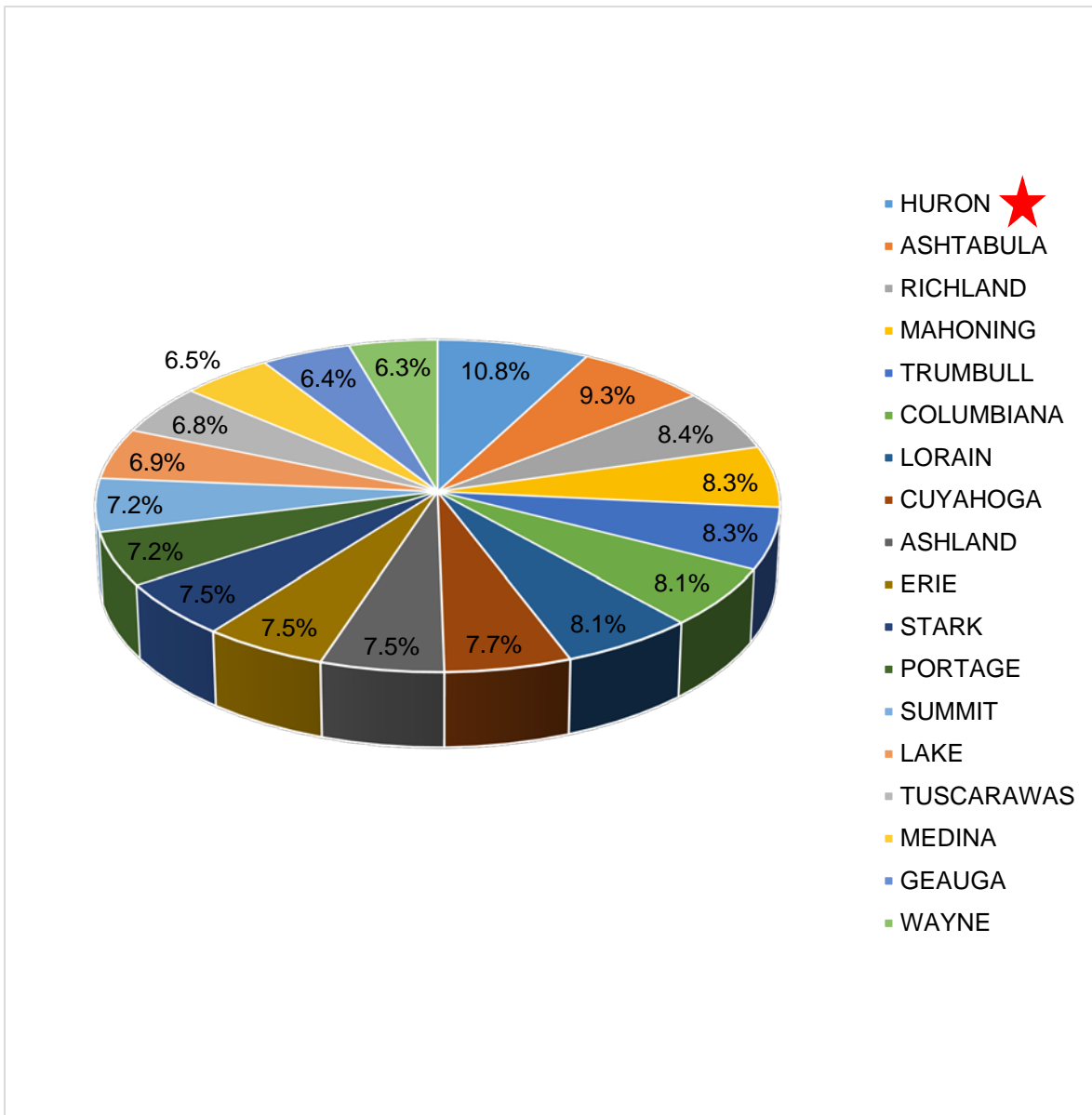
Huron County has 26,700 people in its civilian labor force. The county has experienced high unemployment rates for a number of years with a 10.8% unemployment rate at the time of this report. Huron County's average number of employees is 17,793. The average weekly wage in Huron County is \$700.

The following graphs and tables illustrate how Huron County compares to the other counties in the Northeast Economic Development Region.

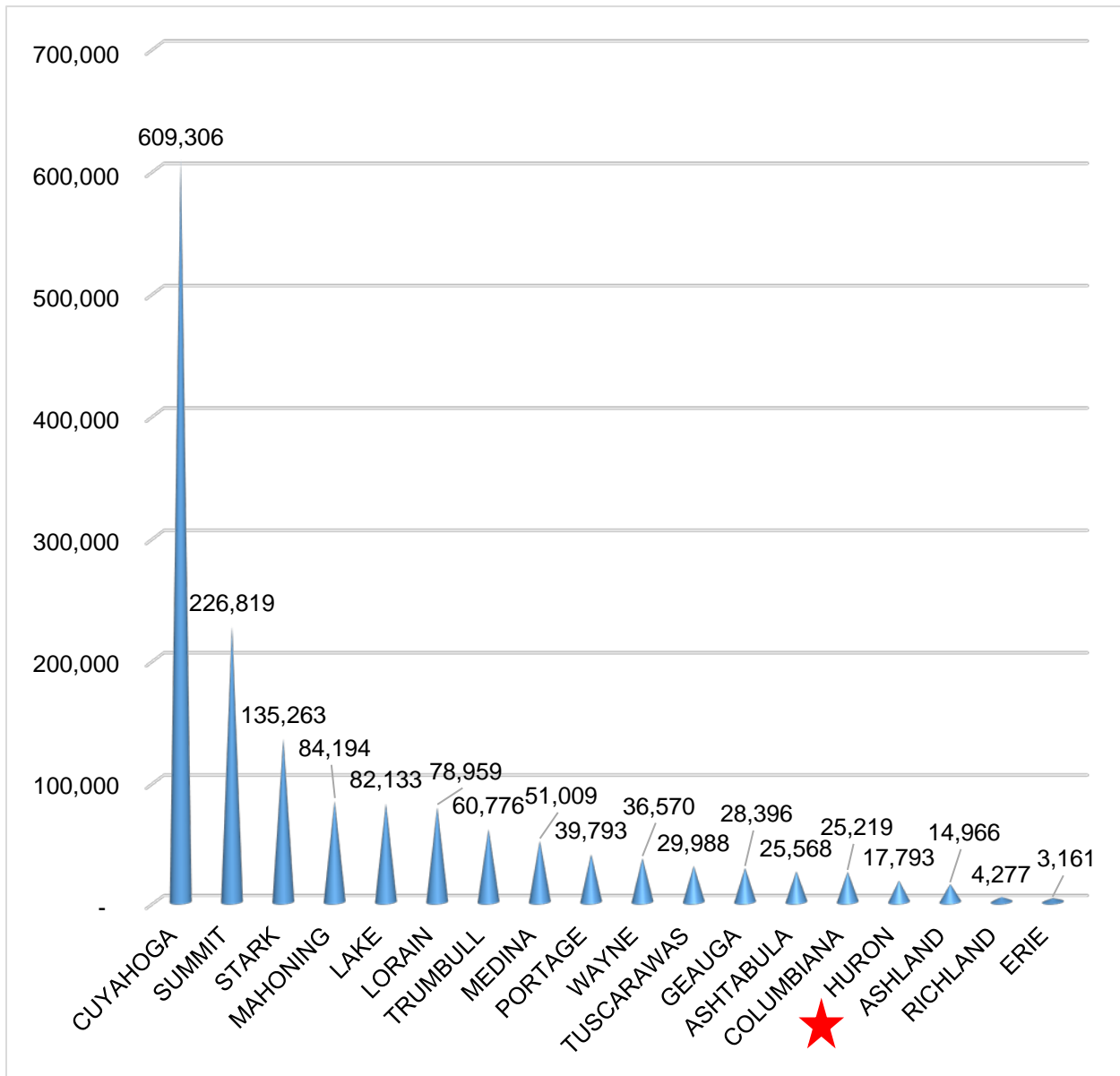
### TEAM NEO/NORTH EAST REGION Civilian Labor Force Comparison by County

Cuyahoga	620,400
Summit	280,300
Stark	187,200
Lorain	155,400
Lake	128,000
Mahoning	110,200
Trumbull	99,300
Medina	95,100
Portage	90,600
Wayne	57,500
Richland	56,700
Columbiana	51,100
Geauga	49,400
Tuscarawas	47,200
Ashtabula	46,600
Erie	40,700
<b>Huron</b>	<b>26,700</b>
Ashland	26,500
Total	2,168,900

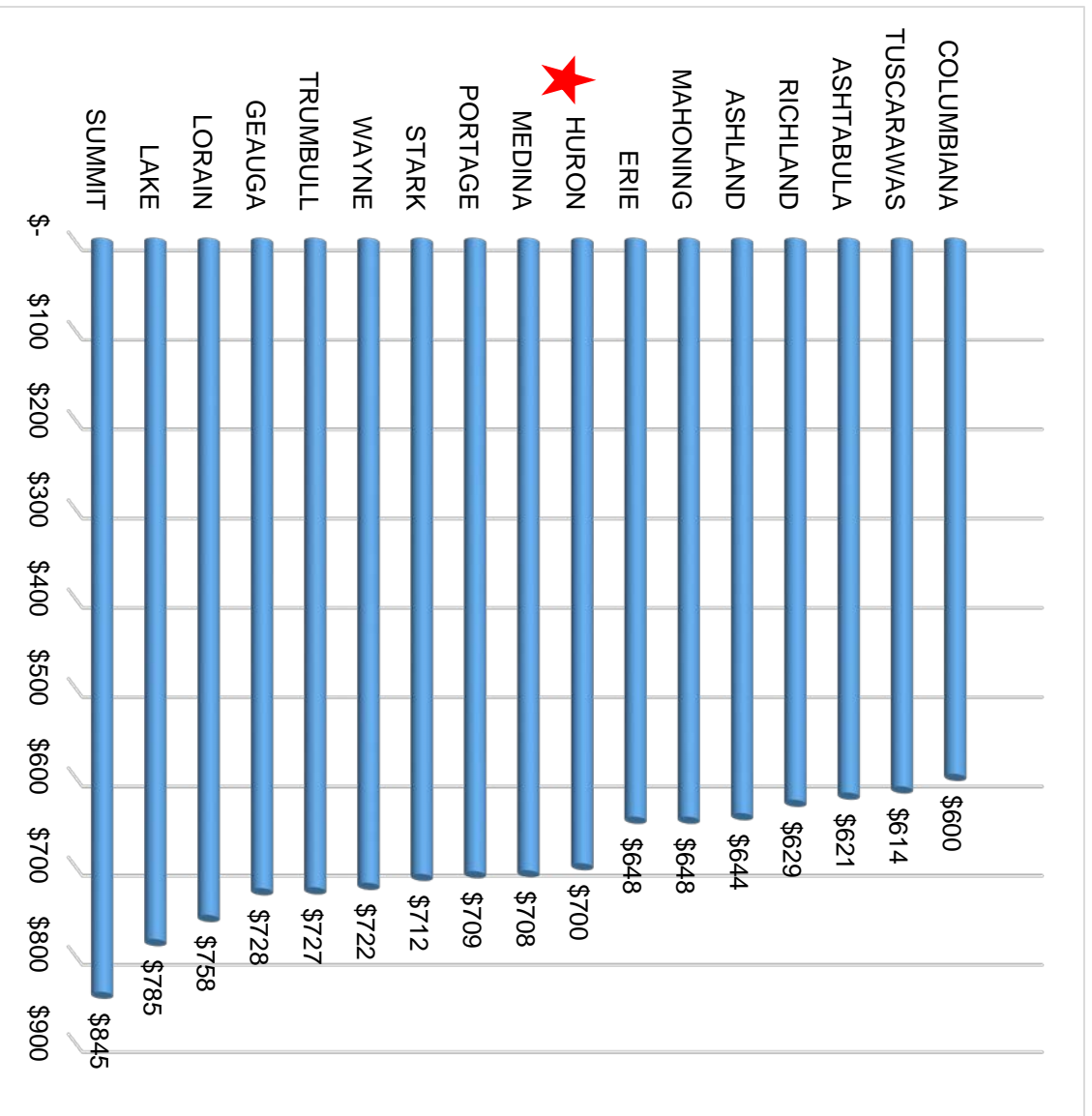
## TEAM NEO/NORTH EAST REGION Unemployment Rates Comparison by County



### TEAM NEO/NORTH EAST REGION Average Number of Employees Comparison by County



### TEAM NEO/NORTH EAST REGION Average Weekly Wages Comparison by County





## TOP TWENTY EMPLOYERS IN HURON COUNTY

EMPLOYER	LOCATION	INDUSTRY SECTOR
Fisher Titus Medical Center	Norwalk	Hospital – Health Services
MTD Products/Midwest Industries	Willard	Manufacturing – Outdoor Equipment
R. R. Donnelley & Sons	Willard	Manufacturing – Printing
Norfolk Southern Corporation	Bellevue	Transportation – Railroad
Pepperidge Farm Incorporated	Willard	Manufacturing – Food Products
CSX Transportation	Willard	Transportation – Railroad
Huron County Government	Norwalk	Government
Venture Packaging/Berry Plastics	Monroeville	Manufacturing - Plastics
Norwalk City Schools	Norwalk	Education
R & L Carriers	Norwalk	Transportation – Trucking
Walmart	Norwalk	Retail
Oglesby Construction	Norwalk	Construction
Norwalk City	Norwalk	Government
Mercy Health Willard Hospital	Willard	Hospital – Health Services
New Horizons Baking Company	Norwalk	Manufacturing – Food Products
Norwalk Custom Order Furniture	Norwalk	Manufacturing – Furniture
Wilbert Plastic Services, Inc.	Bellevue	Manufacturing – Plastics
Windsor Mold (Autoplas)	Bellevue	Manufacturing - Automotive
Bunge North America	Bellevue	Manufacturing – Food Products
Janotta & Herner	Monroeville	Construction

### POLICY STATEMENTS & RECOMMENDATIONS:

1. Promote Huron County as a single location for development, understanding that communities and sites within the county may compete for a business, but that locating the business within the county is a “win” for all of the county.
  
2. Zoning should help guide industrial, commercial, and service businesses to appropriate and targeted locations based on their intensity of use, and impact on adjacent and nearby uses and infrastructure (water, sewer, roadway). Zoning is helpful in this regard in municipalities and in unincorporated areas. Encourage consistency in zoning throughout the county’s townships and municipalities wherever feasible, particularly within adjacent jurisdictions. Additionally, encourage townships to develop uniformity within their zoning codes.
  
3. Slow, steady growth is projected for the County. Over the next twenty years, the need for additional land for industrial development is likely. Such use should be guided to existing or future identified sites and industrial parks. County and local officials should also make

provision for the assembly of large sites, to be able to respond to larger prospective projects. Maintain a countywide database of prime locations (buildings, sites, and industrial parks) for industrial development, housed at the Huron County Development Council.

4. When industrial site needs cannot be satisfied by existing available buildings or sites within municipalities, land which is adjacent to or in close proximity to those municipalities should be given highest priority. A major reason is the availability or low development cost of infrastructure extensions, proximity to employment bases, and orderly growth considerations. Priority sites should also be located adjacent to or in close proximity to appropriate transportation routes (highway and rail), corridors, and intersections.
5. Provision of municipal services to new industrial sites as described in #4 above can be provided through annexation. Affected local jurisdictions (municipality and township) may pursue the creation of a Joint Economic Development District or Cooperative Economic Development Agreement.
6. Regardless of the pursuit of new business ventures, primary emphasis should be placed on the retention and expansion of existing businesses. Efforts should be made to accommodate expansions of businesses at their current sites whenever feasible.
7. Huron County is located at the fringe of the Lake Erie tourism region, which continues to grow in stature as a major destination. While Huron County's position may be considered secondary, its proximity to the lakefront counties and several destinations (such Summit Motorsports Park) help position it for a moderate level of tourism related development. Encourage tourism-related business that benefits from the county's rural, natural, and historic assets, but which does not exploit or denigrate those resources. Use the county's existing network of Chambers of Commerce and other business associations to promote tourism throughout the county.
8. Encourage and develop programs, services, and incentives that maintain Huron County's competitive advantages for business growth. These may include workforce development, financial incentives, adequate utilities, logistics for distribution of products, entrepreneurial development and counseling, and other assistance. One business amenity that is needed within the county is a facility to house business meetings ranging from small functions to larger (several hundred people) meetings.
9. Maintain an economy of scale in supporting and coordinating local efforts and development organizations with the countywide Huron County Development Council.
10. Support Huron County's agricultural sector, which is the primary land use in the county, by taking steps to preserve farmland and minimize its loss, and by seeking complementary businesses such as value added food processing and large scale farming operations if they conform to standards of health and environmental integrity.
11. Encourage the continuous improvement of information and communications technology to ensure that Huron County is a competitive location for technology-based business. Take steps to proactively position Huron County and its communities for emerging technologies.

12. Facilitate commercial and industrial development through maintenance of a business-friendly permitting and inspection process. Explore alternatives to the existing use of an outside commercial inspection and plan approval process (through Richland County), including initiation of a Huron County office, if such an office can be self-sustaining, or dedicated staff operating from another entity (i.e. Richland County, Erie County/Sandusky).
13. Preserve those features that set Huron County apart as a business location with a desirable quality of life. Such features include:
  - a. Open space and recreational opportunities
  - b. Leisure activities, including access to water, golf, walking trails, and other amenities.
  - c. Outstanding generalist and specialist health care facilities and professionals.
14. Huron County has organized a task force to look at problems and the future plans for building regulations for commercial development throughout the county. The plumbing is being handled by the State of Ohio. There have been no complaints regarding this service up to now. The task force is recommending no changes at the present time.

The commercial building, electrical and code compliance division is currently being handled by the Richland County Building Regulations Department in Mansfield. Expansions in job responsibilities have adversely affected the quality of work performed for Huron County resulting in many issues being raised by builders, contractors and various public officials from throughout the county. It is recommended by the task force that the County look at the option of creating its own Commercial Building Regulations department or contract with another county or organization that can provide these services. A local, county-wide commercial regulations department would allow for more control, accountability, and more efficient service to Huron County businesses and industries which will create a positive impact on economy development.

## Chapter Four : Quality of Life

### Community Facilities, Services and Quality of Life

Community facilities and services are crucial to maintaining the quality of life for all citizens of Huron County. The Community Facilities, Services and Quality of Life section of the Huron County Land use Plan provides a brief overview of some of the various facilities and services that are available throughout the county along with a list of policy statements that are intended to serve as a guideline to enhance the quality of life throughout the county. An overview of the education systems that serve Huron County, along with libraries, parks and recreation areas, and health care facilities is provided. Data was obtained from various sources including interviews with various public officials throughout the county, annual reports, U.S. Census data and various other data sets.

#### Education

All or part of eleven public schools districts, two joint vocational school districts and various private and parochial schools serve Huron County. Table 4-1 provides a list of the public school systems that serve the County.

**Table 4-1: Public School Systems**

School District	Area Served
Bellevue City Schools	Bellevue, Lyme Township, Sherman Township
Berlin Milan Schools	Milan, Norwalk, Norwalk Township
Buckeye Central Local School District	Parts of Richmond Township
Firelands Local School District	Parts of Wakeman Township
EHOVE Joint Vocational School District	Bellevue, Edison, Monroeville, New London, Norwalk, St. Paul, South Central, Western Reserve
Monroeville Local Schools	Monroeville, Norwalk, Bronson Twp., Lyme Twp., Norwalk Twp., Peru Twp., Ridgefield Twp.
New London Local School District	New London, Clarksfield Twp., Fairfield Twp., Fitchville Twp., Hartland Twp., New London Twp.
Norwalk City School District	Norwalk, Bronson Twp., Norwalk Twp.
Plymouth-Shiloh Local School District	Plymouth, New Haven Twp.
Pioneer Career and Technology Center	Plymouth-Shiloh, Willard
Seneca East Local School District	Norwich Twp., Richmond Twp., Sherman Twp.
South Central Local School District	Greenwich, North Fairfield, Fairfield Twp., Greenfield Twp., Greenwich Twp., Ripley Twp.
Wellington Exempted Village	Parts of Clarksfield Twp.
Western Reserve Local School District	Parts of Norwalk, Wakeman, Bronson Twp., Clarksfield Twp., Hartland Twp., Norwalk Twp., Townsend Twp., Wakeman Twp.
Willard City School District	Willard, Greenfield Twp., New Haven Twp., Norwich Twp., Richmond Twp.

Source: <http://www.ode.state.oh>

There are approximately 30 public school facilities located throughout the County. Between 2000 and 2007 Norwalk, New London, South Central and Western Reserve school districts constructed new facilities. Plymouth-Shiloh Local Schools and Willard City Schools have constructed new facilities within the past eight years.

### Libraries

The citizens of Huron County are served by eight public libraries, five of which are full service public libraries and three that are considered branch libraries that are limited in the scope of services. The Willard library system is now a part of the Huron County Community Library along with the branch locations in Greenwich, North Fairfield and Wakeman. In November of 2015 the Willard library began an expansion. Bellevue Public Library recently completed a major expansion of its library as well.

**Table 4-2: Public Libraries**

Bellevue Public Library
Monroeville Public Library
New London Public Library
Norwalk Public Library
Huron County Community Library – Willard Location
Huron County Community Library – Greenwich Branch
Huron County Community Library – North Fairfield Branch
Huron County Community Library – Wakeman Branch

Source: The Ohio Public Library Information Network Website  
<http://www.oplin.org>

The five full service libraries are facilities that were part of the Carnegie Free Public Library system that was initiated in the early part of the twentieth century. The three branch libraries are smaller facilities which are also newer. Norwalk Public Library purchased an adjacent storefront property, and long-term plans may include using the additional space to expand facilities and services.

### Parks and Recreation Areas

There are an abundance of parks and recreation opportunities within the confines of Huron County. Most all of the communities operate and maintain park and recreation facilities. A complete inventory of park facilities is currently not available for Huron County but a number of significant public park facilities are listed in alphabetical order below in Table 4-III.

**Table 4-3: Community and Regional parks in Huron County**

<b>Park</b>	<b>Community Location</b>
Baines Athletic Field	Norwalk
Huron County Land Laboratory	Huron County (Norwalk Twp)
Mary Fate Park	Plymouth
McGuan Park	Norwalk
Memorial Lake Park	Norwalk
Mill Pond Park	Bellevue
Monroeville Community Park	Monroeville
New London Recreation Park	New London
New London Reservoir Park	New London
Reservoir Park	Greenwich
Whitney Park	Norwalk
Sofios Park	Norwalk
Willard City Park	Willard
Willard Marsh Wildlife Preserve	Celeryville area
Willard Reservoir	Willard
Veterans Memorial Park	Huron County (Norwalk )

Note: This is not a complete inventory of park and recreation sites within Huron County.

There have been previous efforts to create a county wide park district. The fledgling organization was created in 1995 and has identified several sites throughout the county that will be developed into passive recreational areas. Two such sites are the Veterans Memorial Park on Shady Lane which is a scenic park area with a walk way, fitness trail and memorials to county veterans located within the County government complex. A second park located on South Norwalk Road has been identified as the Huron County Park District Land Laboratory which is a scenic area of land that was donated to the county that is wooded, has a nature trail system and is utilized by various schools as an area to study science, biology and nature.

## Hospitals

Citizens of Huron County have the benefit of being served by two general hospitals located within the county and a number of other hospitals located in close proximity to the county. Within an hour drive outside the county residents can take advantage of specialized healthcare services. Services at the Cleveland Clinic along with health care services in the Toledo and Columbus area are also available.

As Huron County's largest health care facility, Fisher-Titus Medical Center in Norwalk Serves Huron County and the region with the latest medical advancements providing the area's residents a full continuum of care that includes Fisher-Titus Memorial Hospital, a 99-bed acute care hospital; Norwalk Memorial Home, a 69-bed skilled nursing facility; The Carrage House of Fisher-Titus, a 48-unit assisted living facility; a Home Health Center and Outpatient Services. Fisher-Titus also has an "extensive network" of satellite facilities throughout the county to provide residents with convenient/local access to care in their own communities. Through clinical affiliations with the Cleveland Clinic and Akron Children's Hospital, Fisher-Titus is able to provide a variety of specialized services right here in Huron County.

Residents in the southern portion of the county can be served by Mercy Health –Willard Hospital in the city of Willard. This brand new facility that opened in 2012 is a 101,000 sq. ft. community hospital committed to providing excellent health care services to its patients and families. The hospital offers all private rooms to area residents who benefit from excellence in personalized inpatient, outpatient, and emergency care. As a member of Mercy Health, Mercy Health - Willard is linked to a comprehensive range of primary and critical care health services including Life Flight. Mercy Health is a not-for-profit health system in Northwest Ohio dedicated to improving the health of people in its communities with emphasis on its 150-year mission of caring for all in need.

The city of Bellevue is located in the northwestern part of Huron County. Bellevue has the distinction of being situated in four counties – Huron, Seneca, Sandusky, and Erie. The Bellevue Hospital is physically located within the Sandusky County portion of the City of Bellevue north of U.S. Route 20 and Township Road 302 at 1400 W. Main Street.

The Bellevue Hospital opened the doors of their new replacement facility on March 13, 2005. The hospital primarily serves the Bellevue and Clyde communities and areas to the west as far away as Fremont, Ohio. The Bellevue Hospital works cooperatively with the Huron county hospitals and healthcare organizations, including the Huron County Health Department. The hospital has 50 inpatient beds, 35 outpatient beds, 11 exam rooms and two trauma rooms.

## **Social Services**

A full line of social services is provided by the various agencies both public and private that serve the county. Interviews and overviews of available resources indicate that access to these various services are more of a problem to the residents of the southern portion of the county than those to the north. This is typical to most rural less densely populated areas. This is due to the lack of personal transportation options for many of those that need served. Agency representatives continue to make available and explore other ways to make these services available to all residents of the county by bringing services to the public instead of the public having to travel to centrally located offices. Huron County Transit does offer county wide transportation for a minimal fee Monday through Friday 7:00 am to 6:30 pm.

## **Policy Statements and Recommendations**

The following policy statements were developed and adopted by the steering committee that has overseen the development of this plan. They form the basis of the Community Facilities, Service and Quality of Life recommendations made within the plan.

### **27Public Facilities**

1. Continue to develop public facilities that are based on a solid plan.
2. Ensure that all public facilities are easily accessible to all persons, placed in desirable locations, properly maintained and operated in a cost effective manner.
3. Enhance city and county parks, reservoirs, and other surface water. An Effort should be made to conduct a thorough inventory throughout the County.
4. Encourage Intergovernmental collaboration.
5. Facilitate the development of needed facilities, seeking a balance of public and private facilities, based on a needs assessment and inventory of current facilities.

**Quality of Life**

6. Promote Huron County as a place to live, work, shop, obtain services, and pursue leisure activities.
7. Include consideration of all residents in an effort to maintain and/or improve the quality of life in the county.
8. Preserve what truly is a peaceful quality of life.
9. Balance the effect that small town life and affordable land cost will continue to draw people to Huron County with the resulting increased demands on services.

**Services**

10. Consider outsourcing County services if it would be a relatively costs effective alternative that would maintain or increase the level of service.
11. Meet the service needs of planned expanded growth areas and industrial areas.
12. Provide the taxpayer with the best quality services at the lowest possible cost.
13. Maintain and/or improve the services provided to the residents of the county.
14. Any new county government facilities should be planned with accessibility to all Huron county citizens in mind.
15. Senior centers currently exist in Willard and Norwalk; Bellevue has its own organization that meets at the Bellevue Community Center. Due to changing demographics communities should be encouraged to expand existing and develop new services and facilities.
16. There is a need for meeting facilities that can be used by public and private Organizations for gatherings. Currently, facilities cannot adequately accommodate large gatherings of several hundred people.



## Chapter Five

### Present and Future Land Use

#### Present Land Use

Land use patterns described in general terms within Huron County are consistent with typical rural counties in the Midwestern part of the United States. There are cities, in the case of Huron County there are two and a portion of a third, and a number of villages within the county that are located along major highway corridors. Most residential, commercial and industrial development is located within these communities. The higher density development is located along the highway corridors within the communities. Scattered residential and some commercial development occurs along highway corridors between cities and villages while agriculture is the major land use in the outlying areas.

Huron County consists of 317,614 acres. According to the Ohio Department of Development, in 2014 12,228.14 acres of this total is urbanized or used for residential, commercial and industrial development. The vast majority, 224,965.99 acres are used for cropland. There is also a significantly large amount of acres that are considered open space, which includes wooded land, shrub or scrub areas, open water, non-forested wetlands. A breakdown of this acreage by various land use categories is provided below:

**Table 5-1 Land Cover**

Type of Cover	Acres (Percent)
Total	317,614.5 (100.0%)
Urban (open, impervious surfaces)	12,228.14 (3.85%)
Cropland	224,965.99 (70.83%)
Pasture	25,694.97 (8.09%)
Forest	51,898.13 (16.34%)
Open Water	2,382.11 (0.75%)
Wetlands (Wooded/Herbaceous)	444.66 (0.14%)

Source: ODOD, Office of Research

#### Residential

Residential development has maintained a steady pace of growth over the past ten years. This growth is primarily being influenced by the desire of many more people moving from surrounding urban areas outside of the county into the smaller communities in comparison that are located in Huron County. Residents of Huron County have been able to maintain an affordable life style in a rural setting with good school environments and reasonable housing costs. Huron County is also reasonably close to metropolitan areas which enable residents to enjoy the amenities of a more urban environment within as short as an hour in some cases from home. This is an attraction to those wanting to move into a more rural setting. As a result, almost every community within Huron County has experienced some increase in housing development over the past five to ten years. Just about every community has seen an expansion or renovation of education facilities due mainly because

of the aging and conditions of existing school facilities but also because of the influx of new students into community school systems.

The City of Norwalk appears to be experiencing the most significant increase of residential development with several new subdivisions under construction, one of which is a mixed use 600 plus unit housing development on the north west side of the city. This new subdivision is also in close proximity to the major U.S. 250 retail and service corridor. Every community in the County currently has an active subdivision. On average a total of 200 new housing units are being constructed within the cities and villages throughout the county over the past three years.

Housing development in the rural townships within the county presents another significant trend that is occurring in most rural areas of not only Ohio but most parts of the Midwest. That is the construction of large lot single-family homes that are in previously undeveloped and in most cases previously farmed areas. Although not occurring at as alarming of a pace in Huron County as in other parts of the state, there continues to be an average of 200 new homes constructed in this manner each year throughout the county according to Huron County Health District records. Taking the amount of acreage that is being converted from open space, forest or agricultural uses into consideration, there appears to be an alarming loss of more passive, pristine land uses at the expense of single family housing that is occurring in the rural areas of the county.

If you take into consideration the fact that each of these large lot single family homes are utilizing from 3 to 5 acres of land, the total amount of land taken from open space, forest and farm production is averaging approximately 300 to 500 acres each year. This is an alarming trend that will have significant impacts in the future of the county. It is perhaps the most significant trend that is impacting land use issues in the county.

### **Commercial**

Huron County has historically been somewhat underserved in the retail, commercial, and professional services sectors. People living in the northern part of the county tend to travel to Sandusky for these needs while people living in the southern portion of the county travel to Ontario. Over the years, this trend has started to change with increasing investment in commercial, retail, and service establishment within the county. Most of this development has occurred along the major highway corridors, particularly in the Norwalk and Willard areas. Commercial development has occurred throughout the entire county but not to the extent as these two cities.

This trend is expected to continue since the retail and service market is far from saturated throughout Huron County. It is expected that opportunities for commercial and service-oriented real estate investment will continue. Shop local campaigns throughout the region encourage citizens to make their purchases from local businesses. Also, with fluctuating transportation costs, travelers are remaining closer to home in their quests for goods and services.

The commercial growth corridors have been identified as:

- US Route 250 in Norway, north from League Street to Milan. This area is expected to continue to be developed as property is marketed for commercial use. Roadway improvements have taken place to accommodate additional traffic.
- US Route 224 through Willard. This route has experienced significant growth over the years. The corridor has emerged as the commercial center for the southwestern portion of the county.
- US Route 20 between Bellevue and Monroeville. Although this corridor has not experienced the degree of commercial growth as the Route 250 and 224 corridors, it does offer potential commercial and service business development. This potential for development increased significantly due to upgrades to the State Route 4 and US Route 20 intersection and developed interchange of the Ohio Turnpike to the north. Seasonal Lake Erie traffic adds to this potential as well.
- Village corridors include US Route 224 through Greenwich, State Route 162 and 60 through New London, US Route 20 through Monroeville and Wakeman, and State Route 61 through Plymouth.

## Industrial

The majority of the industrial development throughout Huron County has occurred within the corporation limits of the municipalities. Designated industrial parks and industrial zoning regulations within the three cities and seven villages of the county provide for industrial growth in these designated areas.

Industrial sites and buildings available in Huron County include:

- Bellevue – International Metal Hose Industrial Park: 41 acres
- Monroeville – Fort Monroe Industrial Park: 45 acres
- New London – White Industrial Park: 43 acres
- Norwalk –
  - Norwalk Commons - 1 building 7 acres
  - Firelands Industrial Park - 3 buildings 15 acres
  - Commerce Fields Industrial Park- 36 acres
  - Other - 4 buildings- 25.7 acres
- Willard –
  - Willard Business & Industry Campus-2 buildings 38 acres
  - Other - 2 buildings

To address the shrinking inventory of available buildings and sites throughout the State of Ohio, JobsOhio rolled out the Ohio InSites Certification Program in 2016. This program provides the opportunity for sites over 30 acres to become certified and significantly increases the marketability of the properties. Huron County opted into the program submitting five sites for possible certification. Two properties were submitted in Norwalk, two properties in Willard, and one property in Monroeville. These larger acreage sites have the potential to be developed into Industrial Parks by their respective communities. Private investors/developers continue to consider Industrial Park developments as well.

The Huron County Development Council (the county's designated economic development organization) maintains the state's database of available buildings and sites on behalf of Huron County communities.

## **Agricultural**

Huron County is one of the leading counties in the state in terms of agricultural production and gross receipts from agricultural production. As was previously mentioned almost 80 percent of the land area is designated as agricultural. Most commercial and industrial development is occurring in the cities and villages throughout the county. This is creating minimal impact on the loss of farmland in the county. However, the major threat to the loss of farm land is the previously mentioned large lot single-family housing development that is occurring in the rural areas throughout the county.

More detail related to agricultural land use issues are provided in the Huron County Farm Land Preservation Plan.

## **Policy Statements and Recommendations**

**The following Policy Statements were established by the Huron County Land Use Task Force to address future land use issues in the County:**

- 1. Incorporate a process into land use planning that promises the highest and best use of any given site.** At this time the Huron County Planning Commission and the Huron County Soil and Water Conservation District are the two agencies that are involved in addressing land use issues on a countywide basis. Through membership most communities and interest groups are represented. The creation of a future land use map along with these policies will serve as another tool that can be used by these two organizations along with others to address this policy.
- 2. Preserve prime areas for farming and protect existing farm lands where feasible..** The recommendations from Farm Land Preservation Plan designate prime areas of farm land to be preserved. If the current trends of commercial and industrial development occurring along highway corridors and within incorporated areas continues this policy statement can be accomplished to some degree. The issue of large lot single family home building in unincorporated areas will have negative impacts on preserving prime farmland throughout the county.
- 3. Continue to emphasize wise land use throughout Huron County.** The old adage of Rome not being built in a day is also so true when it comes to developing a land use strategy for a county. The comprehensive land use planning process is one that takes a long-term commitment by not only elected and appointed officials but citizens of a community as well. Consistency of thought and decision-making must occur through time and also through various terms and appointments of elected and appointed positions of government. Hopefully this Comprehensive Land Use Plan for Huron County will serve as a tool for consistency and wise land use decision making into the future.
- 4. Assist in the development of uniform township zoning throughout the county, where possible.** Fifteen of the nineteen townships within Huron County currently utilize zoning regulations as a land use tool. Unfortunately a lot of the development that is occurring in the county is located in several townships that are not zoned. Along with that issue there exist at times inconsistencies with development that is occurring within

these un-zoned townships and development that is occurring in the municipalities located nearby. There are not only inconsistencies with the fifteen township zoning resolutions but many are in need of being updated to current standards. These scenarios have created a lack of uniformity, which could lead to further land use conflicts into the future if not addressed. Elected and appointed officials from throughout Huron County should continue to explore various options to avoid these conflicts.

5. **Encourage strategies that promote infill and the use of land within and adjacent to municipalities, where services and infrastructure can be provided most efficiently.** There are a number of strategies that could be utilized to promote this type of development. Various incentives could be utilized as well. The County Planning Commission and the Huron County Development Council could be excellent conduits to facilitate these strategies.
6. **Encourage compatible land uses along planned commercial or business corridors.** In efforts to utilize the highest and best use of land along with minimizing conflict in traffic circulation, drainage, water and sewer utilization and basic community services. A pattern of land uses should be created as new development occurs along these corridors. When plans are proposed there should be mechanisms established throughout the county that can provide for a thorough review by not only building officials but fire and safety and transportation officials as well. While looking at various issues related to their respective authority officials should also look at minimizing the potential conflicts in land use patterns also. When reviewing development in this regard, there should be a smooth transition between single family and multi family development, commercial and industrial and all of the various land use types as to how they relate to each other. Conflicts should be minimized and amenities should be explored to eliminate any potential conflicts.
7. **Incorporate flexibility in the planning process, to allow for desired changes in future development patterns.** There should always be the ability to amend or appeal the decisions made by public officials that are made related to development patterns. There should also be the ability to make changes that will improve these patterns. A thorough review and amendment process will be an important piece of the implementation stage of this land use plan.
8. **Encourage the use of tools that aid coordination between adjacent jurisdictions in minimizing land use conflicts and promoting tax revenue sharing resulting from new development.** These tools could be incentives provided by the State of Ohio. Other tools such as development agreements between various political jurisdictions could also be utilized. Agreements related to water and sewer development is yet another example. While looking at these tools the Huron County Planning Commission and the Huron County Development Council can be excellent conduits to facilitate projects through the political process.

## Chapter Six Natural Resources and Open Space



Huron County is endowed with a variety of natural features that are worth preserving. Most of the County's land area is characterized as rural. Indeed, as discussed later in this chapter, some 238,291 acres (out of 317,614 total) were devoted to farmland in 2014.

The online Huron County Profile available at the Ohio Department of Development website provides the following breakdown of land cover: This simple breakdown leaves no doubt as to the primarily agricultural nature of land use for the vast majority of Huron County's land. (This table is also discussed in Chapter 5, "Present and Future Land Use").

**Table 6-1: Land Cover in Huron County<sup>1</sup>**

Type of Cover	Acres (Percent)
Total	317,614.5 (100.0%)
Urban (open, impervious surfaces)	12,228.14 (3.85%)
Cropland	224,965.99 (70.83%)
Pasture	25,694.97 (8.09%)
Forest	51,898.13 (16.34%)
Open Water	2,382.11 (0.75%)
Wetlands (Wooded/Herbaceous)	444.66 (0.14%)

Source: ODOD, Office of Research

Huron County has an abundance of natural resources that will continue to define and add immeasurable value to its landscape. The County's farmland includes over 51,000 acres of woodland, aside from natural habitats occurring along river corridors and other locations. A State-managed wildlife area is preserved by the Ohio Department of Natural Resources to the south and west of Willard, providing further protection. However, the tension between preservation and development is always present, as family farms are sold, or acreage along road frontage is sold in five or ten acre lots to create an opportunity for new rural homeowners. The potential for rural development also increases with the availability of water, as new rural water lines are extended to serve new clients throughout the County.

Indeed, unchecked, unplanned development would present a threat to the continued stewardship of the county's natural resources. However, steps have been taken to monitor

<sup>1</sup> This information is intended to provide a "general impression" of the geographic makeup of the county.

and coordinate planned development, and to provide developers with critical information concerning their plans. This includes better provision of information, such as the Web Soil Survey<sup>2</sup> and a land data base and aerial photography accessible through the County Auditor's website. Further, in 2013 the County adopted new amendments to their subdivision regulations, providing developers and would-be homeowners with better environmental and other information about potential building sites, on which to make development decisions. This chapter's recommendations include support for the more focused coordination of information and decision making with regard to rural development.

The goals developed by the Steering Committee regarding natural resources are as follows:

1. Promote and support public access to resources.
2. Maintain as much green space and natural features as possible, as areas develop.
3. Strive to maintain, preserve, and improve all natural resources as well as the development of sites to allow for the enjoyment of these areas by its residents and visitors alike.
4. Be mindful that the county's natural resources can be used to develop its economic base.
5. Encourage the development of subdivisions with smaller lots, slowing the consumption of farmland. Without farmland preservation, Huron County stands to lose its rural character.
6. Allow for development while preserving and conserving agricultural lands and natural resources
7. Promote projects that convert brownfields and other environmentally altered property to productive use
8. Ensure an adequate and perpetual supply of water for existing and planned land uses throughout the county.

Related goals were developed under the heading of "community character", and they include the following:

1. Develop and maintain an open relationship between cities, villages, townships, and the county.
2. Maintain the rural quality of life within the county along with maintaining the historic character of its communities.
3. Maintain the small town, friendly character of Huron County.
4. Preserve the character of central business districts as centers of business, shopping, and entertainment.
5. Tie farmland preservation to subdivision development to help maintain the rural character of Huron County.

The Steering Committee wishes to ensure that the County's natural assets be protected and preserved, and that growth be encouraged when it takes place in a manner that minimizes negative impacts on those natural features. One aspect of such protection is farmland preservation. Also, while historic preservation involves the protection of man-made rather than natural assets, it is included in this chapter as another set of existing attributes that should not be lost to unmitigated growth.

<sup>2</sup> <http://websoilsurvey.sc.egov.usda.gov>

The chapter will begin with a discussion of its physical and natural characteristics, followed by a discussion of farmland preservation and historic preservation. A set of recommendations, with background information provided as appropriate, will conclude the chapter.

## **Huron County's Natural Features**

### **Geology**

Glacial action that transpired thousands if not millions of years ago – specifically, the Devonian period - have produced the modern day geology of Huron County. Over time, the Huron and Vermilion Rivers have produced some steep walled valleys and topographic relief.

Glaciers were responsible for leveling the land and hollowing out the Great Lakes. Glacial action in northern Ohio generally followed the lowlands and the rock debris deposited by the ice is called “till”.

Higher elevations in the county are found along its southern boundary. The county generally slopes downward to the north and the west. The highest point above sea level is where SR 13 crosses into Richland County, which stands at 1,174 feet above sea level.

### **Soils<sup>3</sup>**

Most of the soils in Huron County are highly productive if drainage systems, erosion control measures, and other management practices are applied. Poor natural drainage is the main limitation in the less sloping parts of the County. Erosion is a hazard in the gently sloping to very steep areas. Farmers have been increasingly applying conservation tillage measures such as no till farming and installing sod waterways to control erosion of topsoil.

Huron County is in the Central Lowland Physiographic Province, which includes most of the glaciated parts of Ohio. The County is mainly in till plains, with a small portion of the northwest corner on lake plains.

Several glaciers formerly covered the County, with the resulting mantle of glaciated drift ranging from two feet or less to more than 150 feet in thickness. This is underlain by limestone in the northwest corner of the county and by shale or sandstone throughout the remainder of the county.

The northeastern part of the County, including Townsend, Wakeman, Hartland, and Clarksfield Townships, is an example of glacial deposits called ground moraines. Bennington, Cardington, and Condit are the major soils in ground moraines such as these.

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<sup>3</sup> The reader is encouraged to consult the [Soil Survey of Huron County](#) produced by the U.S. Department of Agriculture, Natural Resource Conservation Service, for detailed information on soil types and characteristics pertaining to specific parcels and areas. Much of the information in this section is taken from that document.



The till plains in the southern end of the County are part of the Defiance End Moraine crossing the whole state, and the Fort Wayne End Moraine. The Defiance moraine occurs in the western part of the county, including northern Richmond Township and southern Norwich Township, and extending eastward. The Fort Wayne moraine is along the southern edge of the county, in New Haven, Ripley, and Greenwich Townships. Major soils include Bennington and Cardington.

Small rounded hills formed when ice and glacial debris was deposited, called kames, exist in Bronson, Fairfield, Greenfield, and Fitchville Townships. Chili soils are found on the kames.

Lake plains start south of Bellevue in Lyme Township, and continue southeasterly through Ridgefield and Norwalk Townships. Kibbie, Pewamo, and Tuscola are the dominant soils on lake plains.

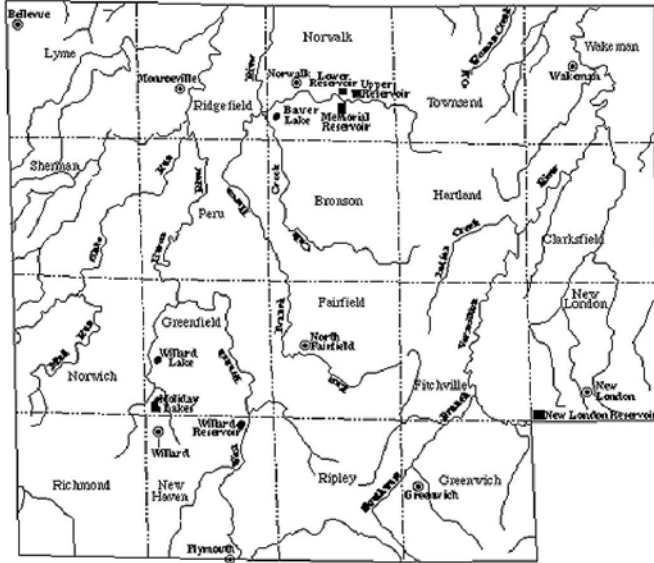
Sandy or gravelly beach ridges consisting of Chili, Oshtemo, Otisville, and Spinks soil types exist along U.S. Route 20 between Norwalk and Bellevue, State Route 61 north of Norwalk, and Sand Hill Road. The Willard Marsh, a glacial lake basin, exists in the southwestern part of the county. This basin, located in southeastern Richmond and southwestern New Haven Townships, consists mostly of Carlisle, Colwood, and Lenawee soils.

The rich, black, muck soil in the Celeryville area of southern Huron County is almost 80 percent organic matter. Green, leafy vegetables thrive in these fields. The specialized crops and the soil experience diseases, insects and weed growth uncommon to other areas of the state. Scientists overcome these challenges with new cultural practices and management techniques. Area growers use transplants to lengthen the growing season and improve stand uniformity over direct seeding. With as many as five crops grown on each acre in a single season, disease management can be challenging for growers.

It should be noted that, with the exception of the steep slopes experienced in the vicinity of the county's rivers and tributaries, topography does not present a deterrent to development in Huron County, which is relatively level to gently rolling. The county's soils present some hindrances in some areas, but with proper mitigation, most of the county's soils can be developed with residential or commercial structures, as well as agricultural uses. Farming practices and incentive programs have helped guide farmers toward practices that minimize erosion and improve water quality within the flow of runoff throughout the agricultural areas of the county. These include proper tiling and ditch maintenance, no till or minimum till farming, precision farming, and the development of buffer lands along riparian corridors and concentrated flows of the Huron and Vermilion River watersheds.

## **Watersheds**

Principal surface water resources are the Huron and Vermilion Rivers. There are some small, isolated natural lakes, and several man-made reservoirs (including those providing drinking water for Bellevue, Norwalk, Willard, New London, Greenwich, and most recently, Monroeville).



Huron County falls mainly within two river watersheds, both of which drain northward to Lake Erie. The eastern third of the county is drained by the Vermilion River and its tributaries. The central and western parts, consisting of approximately two-thirds of the county, are drained by several tributaries of the Huron River. Additionally, the extreme southwest corner is drained by Honey Creek, which flows westward into the Sandusky River, and the southeastern corner of the county, east of New London, is drained by the Black River.

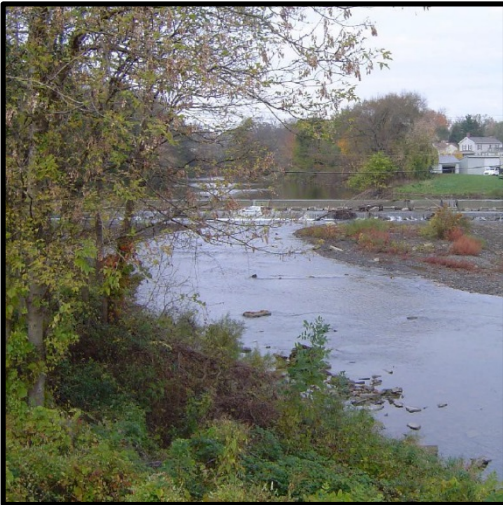
While the river valleys are often level, they are bounded by steep slopes, including some rock cliffs, and the level valley floors are generally the flood plain areas of the county.

Flooding problems are mitigated to a great extent because the County is located near the headwaters of the Vermilion and Huron Rivers, which carry much more water and force to the north as they approach Lake Erie. However, heavy rains in a short period of time in July 1969 produced severe flooding in Norwalk, Bellevue, and other communities. Recent years have also witnessed some significant flooding events, such as the flooding of Norwalk Creek in June 2006. The development of and improvements to up-ground reservoirs throughout the county, which can serve as large catch basins, have helped to a great extent in controlling water flow and flooding potential.

Watersheds are important to development decisions in that they define where runoff from any development site ultimately flows. The Huron and Vermilion Rivers are thus environmentally sensitive to development within their watersheds. The Huron County Soil and Water Conservation District has taken steps to minimize the effect of agricultural and related development on these watersheds through the past use of EPA “319” funds that provide support to area landowners who undertake approved “best management practices” such as septic system upgrades, chemical mixing pads, livestock exclusion from waterways through fencing and other means, and buffer strips between croplands and streams or rivers.

Other ongoing programs that are available to eligible landowners include the Lake Erie Conservation Reserve Enhancement Program (CREP), which provides cost share funding for a variety of practices including grass filter strips, wetland restoration, field windbreaks, and riparian buffers and tree planting near watercourses; and the Environmental Quality Incentives Program (EQIP), a voluntary conservation program in which producers receive financial and technical assistance to install and implement conservation practices on eligible agricultural land, following conservation plans approved by the local Soil and Water Conservation District. Applications are received by the Natural Resources Conservation Service (NRCS).

## Ground Water



*View of the Huron River dam in Monroeville*

The depth to ground water and the quality and quantity of the water vary considerably throughout Huron County. Glacial deposits range from two to 150 feet or more in thickness. Available water supplies occur as reservoirs in coarse-grained lenses and stratified layers of sand and gravel.

A few areas can yield as much as 400 gallons per minute. Some of the highest yields in the county (100 to 400 gallons per minute) are produced in the cavernous limestone and dolomite in the extreme northwest corner of the county. Also, in general, the greatest amount of water has been found in wells drilled along a band extending

from Norwalk to Willard, on the extreme western edge of the county, and just west of New London. However, in most areas, wells in the finer grained glacial deposits, underlain by shale or sandstone and shale, yield less than ten gallons per minute. The water from the wells in these areas may have relatively high levels of hardness, iron, and sulfates. In areas where the supply of ground water is inadequate, shallow wells, cisterns, and ponds provide additional water. Water throughout Huron County is frequently found to be sulfurous.

A groundwater pollution potential report for Huron County was prepared for the Ohio Department of Natural Resources in 2011. Within that report, a ground water pollution potential map of the county was prepared using the DRASTIC mapping process. The DRASTIC system consists of two major elements: the designation of mappable units, termed “hydrogeologic settings”, and the use of a relative rating system for pollution potential. Huron County lies entirely within the Glaciated Central hydrogeological setting. A buried valley lies roughly just east of the Huron River and extends southwesterly from Norwalk. North of Norwalk, the valley can have maximum yields up to 500 gallons per minute, due to its fairly coarse, thick sand and gravel, but to the southwest, this material is mixed with finer-grained materials and the valleys seldom exceed 100 gpm.

The 2003 report noted that bedrock aquifers vary considerably across the County; in the far northwest corner, limestones and dolomites yield from 25 to 100 gpm. To the east and south, the shale becomes too thick and the ground water quality becomes marginal; the Ohio shale found there is a poor aquifer, commonly yielding less than 5 gpm. Poor aquifers are also found along the southern edge of the County. Wells are commonly drilled through this formation and into the underlying Berea sandstone where possible.

The ground water pollution potential mapping program optimizes the use of existing data to rank areas with respect to vulnerability to contamination. The ground water pollution potential map was prepared to assist planners, managers, and local officials in evaluating the potential for contamination from various sources of pollution. <sup>4</sup>

<sup>4</sup> The full pollution potential report can be found at

[http://water.ohiodnr.gov/portals/soilwater/pdf/maps/groundwater%20pollution/GIS/Huron\\_PP\\_Report\\_wMap.pdf](http://water.ohiodnr.gov/portals/soilwater/pdf/maps/groundwater%20pollution/GIS/Huron_PP_Report_wMap.pdf)

## Flood Plains



*Flooding along Norwalk Creek near downtown Norwalk, June 2006*

With several branches of the Huron and Vermilion Rivers' coursing through the county, there are numerous areas where flood plains prohibit development beyond agricultural use of land. Portions of Huron County have, unfortunately, been subjected to significant flooding and damage in recent years during periods of intense precipitation.

Flood plains serve several important functions in controlling floods and erosion, and can be viewed as natural extensions of waterways. Construction in a flood plain reduces the flood plain's storage capacity. The next flood may then crest even higher and often inundate areas outside the historic floodplain. Flood plain maps have been developed by the Federal Emergency Management Agency and the National Flood Insurance Program, to identify areas where 100-year floods are likely to occur. The 100-year flood plain refers to the area next to the waterway most likely to flood once within a one hundred year period. Regulations prohibit development in the floodways. The largest flood plains in Huron County are associated with the Huron and Vermilion Rivers, as well as some tributaries that flow into them (such as Norwalk Creek, which flows through the City of Norwalk, downstream from the city's reservoir).

Regulations addressing limitations on development in flood plains are adopted and enforced by Huron County for all unincorporated areas, and by each municipality within the County. Local governments are required to adopt flood plain regulations in order to be eligible for disaster relief from the Federal government. Recent experiences within the County have attested to the critical importance of this resource. It is recommended that local officials be aware of the location of 100 year floodplains within their jurisdictions, and consider adopting open space uses for these flood plains.<sup>5</sup>

## Wetlands

Wetlands are a critical natural resource that functions in several ways that are beneficial to people and wildlife. The 48 contiguous states contained an estimated 103.3 million acres of wetlands in the mid-1980s. In general, they are areas where water covers the soil or is present either at or near the surface of the soil all year or for varying periods of time during the year.

Water saturation, which is influenced by hydrology, largely determines how the soil develops and the types of plant and animal communities living in and on the soil. Wetlands may support both aquatic and terrestrial species. The prolonged presence of water creates conditions that favor the growth of specially adapted plants and promotes the development of characteristic wetland (or hydric) soils. They can provide important fish and wildlife habitat.

<sup>5</sup> For a local determination of flood plains, FEMA maps are available at: <http://msc.fema.gov/portal>

Also important, they function as a water filtration system, recycling nutrients and purifying the water. They can also absorb excess water and release it back into a watershed slowly, preventing flooding and minimizing flood damage. The value of wetlands has increased as development has resulted in more and more impervious surfaces.

Inland wetlands, such as those in Huron County, are most common on floodplains along rivers and streams, in isolated depressions surrounded by dry land, along the margins of lakes and ponds, and in other low-lying areas where the groundwater intercepts the soil surface or where precipitation sufficiently saturates the soil. These wetlands can include marshes and wet meadows, swamps, and wooded swamps.

There are numerous wetlands throughout Huron County, far too numerous in all regions of the County to summarize here. Information on wetland sites can be obtained from the Ohio Environmental Protection Agency and the National Wetlands Inventory Maps. Wetlands are protected under federal law and development on wetlands is strictly limited. The major federal regulatory tool for this is Section 404 of the Clean Water Act, jointly administered by the Environmental Protection Agency and the Army Corps of Engineers. Section 404 establishes a permit program to regulate the discharge of dredged or fill material into waters of the United States, including most wetlands. The Natural Resource Conservation Service (sharing an office with HSWCD in Huron County) has the lead responsibility for identifying wetlands on agricultural lands. EPA also offers a number of non-regulatory programs to supplement the 404 program, including a hotline: [WETLANDS- HOTLINE@EPAMAIL.EPA.GOV](mailto:WETLANDS-HOTLINE@EPAMAIL.EPA.GOV) to allow easy access to the EPA for information about wetlands.

The Huron Soil and Water Conservation District has developed an article to provide information on minimizing erosion and sedimentation problems encountered during the land development process. This article includes a list of “general principles for effective water management and erosion/sedimentation control”. The application of these principles and associated practices will be considered on their individual merits, subject to approval by the County Engineer and HSWCD. These principles are significant enough to be reprinted here for planning purposes, to provide effective erosion and sedimentation control: Identification by the developer at the preliminary planning phase of onsite and off-site areas vulnerable to erosion and sedimentation.

1. Obtaining and completing Notice of Intent application from the OEPA and NPDES (National Pollutant Discharge Elimination System).<sup>6</sup>
2. Proposal by developer at preliminary engineering phase for control of erosion and sedimentation. Permanent as well as temporary methods of control should be noted.
3. Development of a construction sequence that minimizes disturbed areas and keeps them exposed for the shortest time possible.
4. Preservation of existing trees, shrubs, grasses, and other plant life is encouraged where possible. The existing vegetation may be useful in slowing runoff.

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<sup>6</sup> These can be found [http://www.epa.ohio.gov/portals/35/documents/NOI\\_form2\\_fis.pdf](http://www.epa.ohio.gov/portals/35/documents/NOI_form2_fis.pdf)

5. Protection of exposed critical areas with temporary vegetation and/or mulch during construction.
6. Provision of fast-growing grasses or sodding until more permanent seeding is established.
7. Installation and maintenance of permanent vegetation, including the use of sod and structures, as soon as possible to help control water and sediment damage.
8. Interception or diversion of runoff originating upgrade and away from the construction site so as to minimize the amount of flow over the construction site.
9. Installation and maintenance of sediment basins (debris or desilting basins and silt traps) to remove sediment from runoff waters from land undergoing construction.
10. Installation and maintenance of terraces, diversions, and grassed waterways as part of the water disposal system to further control water and sediment damage.
11. Construction, seeding, sodding, and protection with fabric material of drainage swales until vegetation is established.
12. New construction and drainage swales shall be seeded within three weeks after they are installed.
13. No driveway shall be constructed which will cause removal or lowering of a curb line, unless a catch basin is reconstructed nearby.

### **Sand and Gravel**

Sand and gravel extraction operations have existed in limited capacity within Huron County. One such area that has produced sand and gravel is the Cole Valley area just southwest of Norwalk, where Valley Beach Park and neighboring uses exist today.

### **Climate**

Climate in Huron County is varied over the course of the year. Winter precipitation results in a good accumulation of soil moisture by spring, minimizing droughtiness in most of the soils during the summer. Normal annual precipitation is adequate for crops.

Average winter temperature is 27 degrees F. and the average daily minimum temperature is 19 degrees. The lowest temperature on record is -25 degrees, recorded in Norwalk on April 5, 1963. In summer, the average temperature is 70 degrees and the average daily maximum temperature is 82 degrees. The highest recorded temperature (June 26, 1952) is 102 degrees.

Of total annual precipitation, nearly 22 inches, or about 60 percent, usually falls in April through September, and the growing season for most crops falls within this period. Thunderstorms occur on about 36 days each year; tornadoes and severe thunderstorms occur occasionally.

The average seasonal snowfall is about 30 inches. The greatest snow depth at any one time during the period of record was 30 inches. On the average, 23 days have at least one inch of snow on the ground, but the number of such days varies greatly from year to year.

The average relative humidity in mid-afternoon is about 60 percent. Humidity is higher at night, and the average at dawn is about 80 percent. The sun shines 65 percent of the time possible in the summer and 30 percent in winter. The prevailing wind is from the southwest, and average wind speed is highest (at 12 miles per hour) in the spring.

### Preservation of Natural Areas



*Huron River branch in Greenwich Township*

acres has decreased over time as woods have been cleared for agricultural or other use.

Many areas with poorly drained soils and little growth potential have been maintained as woodlands. Additionally, while Huron County is not the location for any State parks, the State of Ohio acquired and preserved more than 1,500 acres of the Willard Marsh area for ecological and wildlife conservation. In 1964, Huron County had approximately 35,000 acres of woodlands, and nearly 7,400 of those acres were being pastured. The number of woodland

Huron County is home to the 1,676-acre **Willard Marsh Wildlife Area**, located four miles southwest of Willard. Access is provided via Section Line Road, which intersects US 224 three miles west of Willard. This Wildlife area, owned by the Ohio Department of Natural Resources, is very flat, with little natural drainage. Approximately two-thirds of the area is woodland, and the remainder is open land and brush land. Present management of the area includes annual maintenance of open areas and sharecropping agreements with local farmers to aid in controlling plant succession and to provide wildlife foods. Ditches were also constructed for waterfowl production.

### Areas of Scenic and Natural Beauty

Many of Huron County's roadways provide a variety of views of the natural beauty that exists throughout the County. A trip along SR 61 between Norwalk and New Haven reveals a series of hills and valleys. Marshes, cliffs, river valleys, and wooded areas all exist within the County and many are accessible by road.

The **Huron County Park District** maintains the Shady Lane Park on the south side of Norwalk, adjacent to a number of County owned properties. This park includes a fitness trail, running track, and a summer concert series is often planned for this venue. The Park District also maintains a Nature Trail and Land Lab, often used for school programming, on the north side of South Norwalk Road, just west of the Christie Lane School. This facility includes a wheelchair accessible trail, hiking trails, a picnic area, a butterfly garden, and a pavilion that is available for rent.



**Firelands Rails-to-Trials, Inc.**, in cooperation with several park districts, (in particular, with Lorain County Metroparks) is responsible for the development and maintenance of more than 15 miles of The North Coast Inland Trail as a stone trail across Huron County from Bellevue, Ohio to Wakeman, Ohio. FRTTI's portion connects, via the Bellevue City Bike Route, to the NCIT under the Sandusky County Park District in the west, and in the east shall connect, via an ODOT planned bike path from Wakeman to Green Road (whereat the Lorain County Bike Trail begins) to the Lorain

County Trail. The NCIT, in Huron County, also utilizes the Norwalk City Bike Route as well as the currently a-building Wakeman Village Bike Route. FRTTI is a non-profit, all volunteer organization located in Huron County.

Inclusive in the Huron County section of the NCIT are three major converted RR bridges, multiple creek crossings, a restored Monroeville Rail Road Station, numerous road intersections, dozens of comfort benches, several motor vehicle parking areas, the Don Morrow Park, the Ommert Historic Farm, the Saylor Family Park and a pending nature preserve that will be titled, "Pam's Preserve." FRTTI's portion of the North Coast Inland Trail is dedicated to recreational, non-motorized use by local and touring users.



*View of the walking trail at Willard's reservoir*

While access to the waterfront in the Holiday Lakes area, a private residential lake that serves some 435 homes for recreational purposes located north of Willard, is limited and private, most of Huron County's reservoirs have been designed with public access, use, and enjoyment in mind. Especially notable in this regard are the reservoirs in New London, Norwalk, Greenwich, and Willard, where park funding has been used to develop a variety of picnic areas, walking tracks, landscaping, and other amenities, including accommodations for fishing.

Swimming is permitted in the New London reservoir. These reservoirs, located outside municipal areas or on the edge of a municipality, coupled with a number of municipal parks and park systems, provide public recreational space for all within the County, in lieu of a more elaborate system of County parks.

**Prime Farmland**



Prime farmland, as defined by the U.S. Department of Agriculture, is the land that is best suited to food, feed, forage, fiber, and oilseed crops. It may be cultivated land, pasture, woodland, or other land, but it is not urban or built-up land or water areas. It is used for food or fiber crops or is available for those crops. The soil qualities, growing season, and moisture supply are suitable for a well-managed soil to produce a sustained



high yield of crops in an economic manner. Prime farmland produces the highest yields with minimal expenditure of energy and economic resources, and farming it results in the least damage to the environment.

About 297,600 acres in the Huron County Soil Survey area, or nearly 94 percent of the total acreage, met the soil requirements for prime farmland, in the 1994 Soil Survey of Huron County conducted by the U.S Department of Agriculture, Soil Conservation Service. Most of this acreage that is cultivated is used for corn or soybeans.

Because Huron County's most common use of land is for agriculture, it is important to include discussion of trends in this land use. The following is an updated description of the status of farming in Huron County by crop acreage.

**Table 6-2: Huron County Crops and Acreage**

<b>Crop</b>	<b>2005</b>	<b>2010</b>	<b>2014</b>
Wheat	22,100	20,700	13,900
Corn for grain	69,300	69,400	61,000
Soybeans	89,600	95,000	99,800
Hay	6,700	6,240	4,050

Source: Ohio Crop Data from the National Agricultural Statistics Service

Soybeans are by far the largest crop in terms of committed acreage. However, the acreage devoted to corn has grown in recent years. In 2012, Huron County ranked 11th out of Ohio's 88 counties for corn for grain, 19<sup>th</sup> in soybeans, 18<sup>th</sup> in wheat, and 46<sup>th</sup> in hay. Another important agricultural use of land is vegetable production on the valuable muck soils near Celeryville, south of Willard. Specialty crops, such as tomatoes, cabbage, sugar beets, and other vegetables, are grown on a relatively small acreage on the lake plains and beach ridges, including the muck soil in the Willard Marsh, located in the Celeryville area.

Livestock is another important component of agriculture in Huron County. In 2012, there were 15,877 cattle and calves, 3,400 milk cows, and 19,665 hogs and pigs. Huron County ranked 27<sup>th</sup> in cattle and calves, 29<sup>th</sup> in hogs and pigs, and 9<sup>th</sup> in broilers & meat type chickens out of 88 counties.

In terms of production value from agriculture, the following are the 2012 cash receipts from marketing of farm commodities, by commodity. Crops (particularly corn and soybeans) yield somewhat greater receipts than livestock, although livestock has become an important component in the County's overall agribusiness.

**Table 6-3: 2012 Cash Receipts from Crops and Livestock**

<b>Commodity</b>	<b>2012 Cash Receipts</b>	<b>Commodity</b>	<b>2012 Cash Receipts</b>
Corn	\$70,093,000	Milk	\$14,624,000
Soybeans	\$53,523,000	Cattle and Calves	\$8,402,000

Wheat	\$4,434,000	Hogs and Pigs	\$4,015,000
Vegetables	\$23,966,000	Poultry and Eggs	\$8,618,000
Nursery & Greenhouse	\$1,059,000	Sheep & Goats	\$169,000
Crop Totals	\$154,464,000	Livestock Totals	\$36,200,000

Source: Ohio Dept. of Agriculture, Annual report.

The actual use of farmland can be broken down by using data from the U.S. Census. The most recent Census data is from the 2012 Census of Agriculture.

In recent years, the total acreage devoted to farmland has increased, from an estimated 224,000 acres and 850 farms in 2005 to 238,291 acres and 865 farms in 2014. Acreage per farm has only increased slightly, from 264 acres in 2005 to 275 acres in 2014.

Huron County agribusiness made extensive use of federal programs that support good land and resource preservation practices. For example, from 2010 to 2014, Huron County farmers applied for and received \$423,941 from various farm programs from the U.S. Department of Agriculture.

**Historic Preservation**



Huron County has a rich history dating to its association with the State of Connecticut and designation as a portion of the “Firelands”. The County, which originally also included the current Erie County, was authorized in 1809 and organized in 1815. Norwalk was made the county seat in 1818 and Erie County was created in 1838.

Many historically significant structures remain throughout Huron County. A number of them have been included in the National Register of Historic Properties, while undoubtedly, many have not been registered. The registry includes the following properties:

**Table 6-4: Huron County Properties Listed on the National Register**

Property	Location	Type of Property
Miller-Bissell Farmstead	SR 60, New London Township	Significant agriculture architecture
John Wright Mansion	SR 113, Bellevue, Lyme Twp.	Second Empire residence
Seth Brown House	Brown St., Monroeville	Greek Revival residence
John Hosford House	Sandusky St., Monroeville	Octagon shaped residence
Zion Episcopal Church	Ridge St., Monroeville	Residence
Huron County Courthouse and Jail	E. Main and Benedict, Norwalk	County facilities (jail not in use)
West Main Street District	Both sides of W. Main St., six blocks, Norwalk	Religious structures and residences of various styles (Federal, Greek Revival, Queen Anne, etc.)
Phoenix Mills	E. of Steuben on Mill Rd.	Commercial building, sandstone
Macksville Tavern	Peru Hollow Road	Commercial building, Federal style
Mead-Zimmerman House	E of Greenwich on SR 13	Residence

Dunton House	Benedict Avenue, Norwalk	Late Victorian residence
Gregory House	1 E. Main St., New London	Commercial building
Hunts Corners	Sandhill Rd. and SR 547	District with 13 buildings: dwellings, religious, agricultural outbuildings
Baltimore and Ohio Railroad Depot	B&O RR jct., Willard	Privately owned, Gothic style RR depot
Dr. David De Forest Benedict House	80 Seminary St., Norwalk	Italianate style residence
Seth Brown House	29 Brown St., Monroeville	Greek Revival residence
Huron County Children's Home	190 Benedict Ave., Norwalk	Classic Revival Institutional Housing
Macksville Tavern a.k.a. Old Macksville Inn Antiques	Peru Hollow Rd., Peru	Significant Federal architecture
Norwalk Memorial Hospital a.k.a. Maple City Professional Building	269 W. Main St., Norwalk	Classical Revival architecture
Tremont House a.k.a. Egle Building	101-103 E. Main St., Bellevue	Greek Revival Architecture

Source: <http://www.nationalregisterofhistoricplaces.com/oh/huron/state.html>

Listing a site in the National Register is one preservation tool. Others can include applying for communities to become Certified Communities, eligible for small grant programs, through OHPO's process, and obtaining tax credits for private entities that improve listed properties. If a property is determined to be sufficiently significant, the listing can accord the building or district certain recognition. Income-producing properties that are listed may be aided financially by federal tax incentives, such as a 20 percent investment tax credit for certified rehabilitation. Listed properties are given special consideration in the planning of federally funded projects, and section 3408.0 of the Ohio Building Code offers alternatives to code compliance for listed or eligible buildings regarding any proposed construction or repair. Finally, a listing is often a prerequisite for funding applications for rehabilitation work through various private, nonprofit organizations, such as the National Trust for Historic Preservation.

## Policy Statements and Recommendations

### 1. Practice Efficient Land Use Policies

While Huron County is largely rural, and may not need to address principles of sustainable development throughout the entire county, the principles associated with "new urbanism", which advocate development within and near established urbanized areas and activity centers, are worth considering when endeavoring to preserve and not encroach upon the county's natural resources and other sensitive areas.

The principles of New Urbanism are presented on the next page for application when a new development project is under consideration. The use of a Joint Economic Development District or Cooperative Economic Development Agreement, described in Chapter 8, offers another means of guiding development to unincorporated areas that are adjacent to and coordinated with urbanized municipal areas.

### 2. Follow Huron County's Subdivision Regulations:

In 2013, Huron County Commissioners approved the amended subdivision regulations bringing them in line with the State legislation in Amended Substitute Senate Bill 115.

The effect of these changes bring additional control and guidance to the development of lots that are five acres and larger. These lots were previously outside the purview of the review and analysis process, and these changes will provide more control over the conversion of undeveloped land and farmland to residential and other uses.

### 3. Follow Recommendations Presented in the Farmland Preservation Plan

The Huron County Farmland Preservation Plan was developed and the recommendations from that report, which are aligned with the goals and objectives of this comprehensive plan and thus should be considered as the County continues to develop.



- In order to educate the county about farmland issues, it would be valuable to offer a **one-day seminar** to offer more in-depth information about topics related to farmland development. Suggested topics include principles of sound land use planning, an inventory of environmental criteria in the development of rural sites (many of which are listed in the next section), the status and pace of farmland conversion in Huron County, farmland preservation tools in use in similar counties, and available information resources and contact points on available programs in Huron County and related environmental issues.
- A **core of basic information**, including a clear how-to guide on all relevant and required planning and review processes (such as in the subdivision guidelines discussed previously), should be placed in the hands of prospective and actual purchasers of rural real estate. The information, in the form of a brochure or pamphlet, can be distributed by Realtors, lenders, county agencies, townships, libraries, and other locations.

The information should cover the issues and factors to be considered, such as soil, water, sewage systems, regulations and assessments, community features, and natural features and drainage. Also, it should clearly list the steps needed to make sure all these factors are considered adequately. The pamphlet should include a one or two-page flowchart summarizing steps to be taken when purchasing rural property.

The information can also include some eye-opening (to some) realities about rural living, such as rural roads and the prevalence of farm machinery, weather impacts, lengthy school bus trips, sewer and septic service, trash and recycling, property lines and fences, zoning, fire protection, nature, and impacts of farming (sights, smells, weed control).

- **Encourage infill development** whenever possible. Development should be encouraged where public utilities are already in place or easily accessible.
- **Promote clustering of development** where possible, in such a way that the use of buildable land is minimized, houses or other buildings are located closer together, and open space can then be maximized. A rural cluster development typically consists of residential subdivision lots grouped together on a portion of a property being subdivided

with the remaining area placed into a permanent preservation parcel. The purpose of rural cluster development regulations is to encourage the preservation of the rural and scenic quality of the landscape and farmland while allowing attractive low density clustered residential development. Cluster development may be permitted only when it is located and designed to minimize adverse impacts on agricultural land, surrounding farming operations, sensitive environmental features, and the intended use of the proposed preservation parcel(s) for the subdivision.

- Review and apply, as appropriate, available **farmland and resource preservation tools** and their applicability to Huron County. Existing and potential tools include:
  - **Purchase of Development Rights**, where the landowner sells a conservation easement to a government or conservation organization, and the agency pays the landowner the difference between the value of the land for agricultural purposes and its value for “highest and best use”.
  - **Transfer of Development Rights**, allowing landowners to transfer the right to develop one parcel of land to a different parcel. The parcel where the rights originate is restricted with a permanent conservation easement, and the parcel owner where rights are transferred can build at a higher density than ordinarily permitted.
  - **Land trusts** are local, state, or regional nonprofit organizations directly involved in protecting land for its natural, recreational, scenic, historic, or productive value. Such trusts exist within north central Ohio, and they are prepared to purchase or accept donated land or conservation easements.
  - **Voluntary agricultural districts** can be formed within local zoning to provide limited protection from eminent domain, land use and building restrictions, and special assessments for utilities.
  - **CAUV** can be used as an incentive for farmland preservation, and recoupment penalties, equal to the difference between CAUV value and a low market value, are made for land taken out of production. Using a higher market price based on actual selling prices could help maintain farmland.
  - **Ohio Certified Forest Tax law**- is a tax incentive for forestland for 5 years at a time. Woods must be 10 or more contiguous acres and a minimum of 120 feet wide. The area must be approved by the state forester.
  - Finally, Ohio, like all states, has **right-to-farm legislation**, which helps strengthen the legal position of farmers when neighbors sue for private nuisance, and protects farmers from anti-nuisance ordinances and unreasonable controls on farming operations.

The Ohio Department of Agriculture, Office of Farmland Preservation, offers three programs that are designed to help preserve the State’s agricultural land.<sup>8</sup> The **Agricultural**

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<sup>8</sup> More information on these programs is available at [www.ohioagriculture.gov/farmland](http://www.ohioagriculture.gov/farmland)

**Easement Purchase Program** uses a portion of the State's Clean Ohio Fund to provide up to 75 percent of the points-based agricultural value of a farm's development rights. A payment cap has been set at \$2,000 per acre, with a maximum of \$500,000 per farm. All easement transactions are permanent. A two-tier ranking system is used to select the farms preserved in each funding round.

The **Agricultural Easement Donation Program** provides a perpetual easement and restrictions on agricultural land that remains even if the land is transferred to a new owner. Donations of easements are evaluated on a case-by-case basis. Land must be enrolled in CAUV, and any liens or mortgages on the farm must be subordinated to the easement. There are also guidelines for accepting donated easements regarding minimum farm size, subdivision of the land, and number of housing units.

Finally, the **Ohio Agricultural Security Area (ASA) Program** authorizes one or more landowners, of at least 500 acres of contiguous farmland, to request from the Boards of County Commissioners and Township Trustees to enroll into an ASA for a ten-year period. ASAs promote agricultural retention by creating special areas where agriculture is encouraged and protected. ASAs provide certain benefits to farmers, including protection from nonagricultural development, a critical mass of land to keep farming viable, and possible tax benefits for investing in new and real agricultural property.

Agriculture as a primary economic force, industry, and land use within Huron County should be supported by encouraging development of food processing and other agriculturally related businesses (such as biodiesel or ethanol processing plants). Agribusiness can be promoted through local tourism efforts, and the importance of Huron County agriculture should be publicized.

#### 4. Follow established procedures for erosion and sedimentation control



*Ditch improvements along Ridge Road south of Norwalk*

changes in drainage areas and the volume and duration of water concentration caused by grading and related factors, reduction of water intake of soils from compaction by construction equipment, and prolonged exposure of unprotected sites to adverse weather. Other deleterious factors may include altering the ground water regime that may adversely

One significant impact of any development upon the environment is the erosion and sedimentation that results from altered patterns and pathways for storm drainage. Huron County and its Soil and Water Conservation District have taken steps to address this fact, and this comprehensive plan incorporates and supports their recommendations and procedures.

Typical problems encountered with new developments include a large increase of area exposed to soil erosion and runoff; increased volumes of runoff, soil movement, sediment and peak flows caused by removal of natural cover, increase in impervious surface areas,

affect drainage systems, slope stability, vegetation, and the establishment of new plants; exposing subsurface materials that are too rocky, too acid, or otherwise unfavorable for establishing vegetation; encroachment on floodplains and waterways; and poor scheduling of construction activities.

Four basic principles to provide a helpful framework for looking at stormwater plans were cited in an Ohio State University Extension document entitled “Stormwater and Your Community”. These principles include:

- **Control**, divided into source control and runoff control. Source control measures focus on pollution prevention through containment measures, spill prevention and cleanup, waste reduction, public education, and reduced use of fertilizers and pesticides. Runoff control measures focus on minimizing runoff from new developments, and siting infrastructure to discourage development in environmentally sensitive areas.
- **Collection**, or capture and storage of runoff for more timely release through use of retention basins (holding stormwater until it infiltrates in the ground) and detention basins (designed to slow and hold stormwater before releasing it).
- **Conveyance**, through the use of systems to drain and direct the flow of runoff generated on a site. This is often accomplished with catch basins feeding into storm sewers, or through the use of vegetated depressions and swales.
- **Cleansing**, commonly accomplished through techniques that promote filtration and settling of pollutants and their natural processing by vegetation and soil. Filtering devices include engineered structures like sediment basins and porous pavement, but also include natural systems like stream buffers and vegetated filter strips. Ponds and constructed wetlands can also serve to clean water.

The “general principles for effective water management and erosion/sedimentation control” as presented by the Huron Soil and Water Conservation District (HSWCD) and listed in this chapter suggest that these soil and water conservation practices should be applied in practical combinations to provide effective erosion and sedimentation control.

In addition to these principles and practices, it is noted that all subdivisions shall be reviewed by the County Engineer to see if control measures are needed to minimize water, erosion, and sediment problems. An erosion and sediment control plan shall be submitted for all subdivisions containing more than ten lots or having proposed street construction. Those with less than ten lots, which are a portion or phase of a larger proposed allotment, shall submit a tentative NPDES erosion and sediment control plan for the entire allotment. The County Engineer, upon recommendation from HSWCD, shall accept or suggest modifications of all erosion and sedimentation control plans.

Stormwater management can become more formalized. In Erie County, any person performing any non-farm, earth-disturbing activity that disturbs 20,000 square feet or more on five or more contiguous acres of land must file a Stormwater Management Plan and obtain a Stormwater Management Permit. For 20,000 square feet on less than five acres, a

Drainage Plan is required, as well as a Stormwater Management Permit. If less than 20,000 square feet will be disturbed, a Stormwater Management Permit will still need to be obtained. The County conducts plan checking and field inspections to assure completion of storm drainage facilities.

### **5. Incorporate environmental considerations in all development planning and review processes.**

The Huron County Subdivision Regulations require more formalized and inclusive reviews and mitigation of environmental issues. It is recommended that the following factors, many of which are taken from the seminal publication, “Caring for the Land: Environmental Principles for Site Design and Review” (Bruce Hendler, 1977), also be considered.

- Avoid draining and building in freshwater wetlands to maintain their natural “sponge” action and thus the water table. This also preserves the wildlife habitat and recreational potential of these areas.
- Maintaining steeply sloping areas as open space will reduce risks. Proper planning retains major gullies and steep slopes in open space.
- Retention of vegetation helps control runoff, stabilizes slopes, and attracts wildlife. Trees provide a buffer along shores, fields, and other areas, and the less attractive “wind-clipped” trees on the edge of a wooded area or buffer effectively protect the rest of the trees. A buffer of trees or shrubs reduces noise and provides privacy, and vegetation can “dampen” the severity of the weather by protecting against wind, snowdrifts, and sunlight. A variety of vegetation along a flat terrain can reduce monotony and provide attractive “character” to a site.
- Valuable mineral deposits should be identified and reserved; the surface should be restored when extraction operations are complete.
- The identification of historic sites and buildings, and adopting legal measures to protect them, can accommodate development while preserving the County's historic, cultural, and architectural heritage.
- Significant building setbacks, away from roadways, offer such advantages as privacy, buffering from road noises, freedom to place the structure where it gets the most sun or looks best, helping assure filtration of contaminants from the roadway, providing safety for pedestrians and those in the structures, and making driving past the subdivision more pleasant.
- Building design considerations include the size of the building (does it complement the site by respecting the physical scale of the site or area, trees, and landform?), materials and design (harmonizing with surroundings), and planting and landscaping with species that are native to the region.



- Established footpaths, corridors parallel to existing transportation routes, and abandoned transportation rights-of-way (such as the North Coast Inland Trail) offer significant potential for recreational use such as hiking, biking, and cross-country skiing.
- Planning should incorporate consideration of the unique character of the landscape and the visual variety throughout the county.
- The approach to a community or the county should be considered a “gateway” that gives an impression of the area's unique character, develops a “sense of place”, and leads the traveler to positively anticipate arrival.
- Consider topography, or the “lay of the land”. Remember that southern slopes provide more sunlight and heat, and that development below the crest of a hill reduces its visibility to others, preserves the natural landform, increases the availability of a water supply, and higher land reduces the chance of problems with drainage and septic systems.
- Septic systems must be planned to avoid environmental barriers. Units located on proper soil and slope will permit effluent from septic systems to be purified enough to remove germs and odor. The septic system should be located sufficiently far from a water supply, and from any watercourse or standing body of water.
- Soil characteristics to consider include how wet or impervious they are (for best use of septic systems), suitability for stability in supporting buildings, and erosion potential.
- Permeable surfaces that absorb rainfall and other water are reduced as roofs, roads, and parking lots are developed. Properly designed drainage systems can reduce erosion and pollution potential. Development should avoid naturally occurring wet spots and flood plains.
- If the features surrounding a proposed site are primarily rural in character, then the development should reflect that character and not compete with it.

## 6. Incorporate recommendations of the Steering Committee

In the development of this Comprehensive Plan, the Steering Committee did not generate a series of recommendations specifically addressing natural resources and open space. However, during the discussion of related topics, a number of recommendations were produced that pertain to this topic. Some of them are repeated under other headings. The following is a summary of those recommendations:

- Improve the understanding and enforcement of existing regulations, such as septic system requirements, through the development of a single document for prospective property owners that provides a checklist of required regulatory and approval processes, complete with identifications of contact persons for each. Disseminate the document widely to ensure that it gets into the hands of those who need it.

- (Economic Development) Support Huron County's agricultural sector, which is the primary land use in the county, by taking steps to preserve farmland and minimize its loss, and by seeking complementary businesses such as value added food processing. Large scale farming operations must conform to standards of health and environmental integrity.
- (Utilities) Stormwater management should be addressed throughout the county by aggressively eliminating combined sewers, including provisions for retention in new subdivision regulations, enclosing highway ditches where feasible, and including stormwater standards within a county thoroughfare plan.
- When industrial site needs cannot be satisfied by existing available buildings or sites within municipalities, land which is adjacent to or in close proximity to those municipalities should be given highest priority. A major reason is the availability or low development cost of infrastructure extensions, proximity to employment bases, and orderly growth considerations. Priority sites should also be located adjacent to or in close proximity to appropriate transportation routes (highway and rail), corridors, and intersections.

Encourage infill housing that is developed on available vacant property within municipalities, where necessary infrastructure and roadway systems already exist. In cases where subdivisions are planned for unincorporated areas, encourage their development adjacent to or in close proximity to municipal areas, where utility extensions and roadways can be efficiently extended or modified to accommodate residential growth. Residential growth should be targeted wherever possible to areas in relatively close proximity to employment, shopping, and service centers.

- Further, funding should be sought where possible to conduct an inventory and prioritization of critical natural resources. Specifically, drainage infrastructure must be analyzed and prioritized because of the limited resources available to address flooding, stream blockage, and drainage issues throughout the county and its unincorporated areas.



## Chapter Seven



*U.S. Route 20 between Norwalk and Monroeville*

## Transportation

Huron County’s transportation system is assisted by the presence of a number of U.S., State, and County highways, six distinct rail lines operated by four rail companies, and two general aviation airports. While these facilities provide significant resources for passenger and freight transportation throughout the county, there are a number of goals that are sought by County and local officials to improve transportation efficiency and safety. The overall transportation goals that have been developed by the comprehensive plan steering committee are as follows:

1. Work toward achieving an adequate, safe countywide transportation system that will take into account future growth.
2. Design for the efficient flow of traffic.
3. Identify, provide, and increase public transportation and transit where warranted by demand and need.
4. Make provisions for safe pedestrian and bicycle movement.
5. Maximize the usefulness of airports in Huron County, including consideration of the siting of a new airport if existing facilities cannot adequately respond to future needs.

The Steering Committee that has overseen the development of this plan identified several transportation-related strengths regarding Huron County – the presence of four railroads, proximity to health care and educational facilities, and nearby Interstate access to the northern portion of the County. Weaknesses included a lack of adequate highways, both north-south and, with the exception of US 20 between Bellevue and Norwalk, east-west as well; and for bypasses for through traffic in several communities. The Committee also cited some “proximity issues” resulting from the County being in neither a metropolitan nor a recognized fringe area. The County’s airports also presented some limitations, especially regarding runway length and a subsequent inability to land certain corporate aircraft.

Transportation plays a major role in shaping land use patterns within a county, since accessibility to business inputs and markets, places of employment, points of sale for agricultural products, and shopping, health care, entertainment, and other destinations all guide locational decisions for businesses and residences. Thus transportation improvements should be designed and implemented with land use goals in mind.

Transportation planning requires coordination between a number of entities, including County officials (notably the County Engineer's office), Municipal and Township officials who preside over their jurisdictions' local roadway system, State officials (especially within the Ohio Department of Transportation, or ODOT), and providers of other coordinated transportation, such as airport officials and officials from the County's four railroads.

### Existing Conditions



*State Route 61, a mid-county north-south corridor*

According to ODOT data, Huron County contains 69.80 miles of U.S. routes, 157.85 miles of State routes, 226.25 miles of County routes, 486.70 miles of Township roadways, and 164.4 miles of municipal roadways, for a total of 1,105 miles of roadways within its bounds. The State is responsible for the maintenance of the 227.65 total miles of U.S. and State highways, and the County, Townships, and Municipalities are responsible for their respective roadways.

Roadways are categorized by their *functional classification*. Roads are thus characterized as principal arterials, minor arterials, major collectors, minor collectors, or local roadways. Rural Principal Arterials are the major routes that serve corridor movements with substantial statewide or interstate travel and connect larger population areas (such as Mansfield with Sandusky). Minor Arterials connect cities, larger towns, and other major destinations, and are generally spaced at intervals so that all developed areas are within a reasonable distance of an arterial. Rural Arterials are characterized by high travel speeds and minimum interference.

Rural Collectors are primarily intra-county and serve more moderate travel speeds and distances than arterials. While major collectors provide service to the county seat and larger towns as well as such destinations as consolidated schools and parks, minor collectors generally collect traffic from local roads and bring all developed areas within reasonable distance of a collector, as well as providing service to smaller communities and connecting locally important traffic generators within rural hinterlands. Rural Local Roads provide access to adjacent land and accommodate travel over relatively short distances.

The definitions and uses change somewhat for urban classifications. Urban Principal Arterials serve major activity centers, high volume corridors, and the longest trip demands, as well as interconnecting major rural corridors, and serving demand for intra-area travel, such as that between the central business district and outlying residential areas. Urban Minor Arterials augment the principal arterials and interconnect them, serving moderate-length trips and providing urban connections for rural collectors. Urban Collectors provide land access and traffic circulation in residential, commercial, and industrial areas, penetrating residential neighborhoods, and distributing trips between local streets and arterials. Urban

Locals provide direct access to adjacent land, and are not intended to carry any through traffic movement.

The County's highway and roadway systems are depicted below by type and functional class:

**Table 7-1: Huron County Roadways by Jurisdiction and Functional Classification**

Functional classification	US	State	County	Township	Municipal	Total
Rural Principal Arterial	45.3	12.1	0.0	0.0	0.0	57.4
Rural Minor Arterial	0.0	14.8	0.0	0.0	0.0	14.8
Rural Major Collector	0.0	90.7	12.4	1.0	1.0	105.1
Rural Minor Collector	0.0	1.1	63.4	2.5	0.0	67.0
Rural Local	0.0	0.0	128.7	441.1	34.2	604.0
Urban Principal Arterial	24.5	4.9	1.1	0.0	0.9	31.4
Urban Minor Arterial	0.0	10.1	0.5	0.0	5.3	15.9
Urban Major Collector	0.0	24.1	4.9	1.3	22.2	52.5
Urban Minor Collector	0.0	0.1	2.0	0.0	0.5	2.6
Urban Local	0.0	0.0	13.3	40.8	100.3	154.4
<b>Total</b>	<b>69.8</b>	<b>157.9</b>	<b>226.3</b>	<b>486.7</b>	<b>164.4</b>	<b>1,105.1</b>

Source: ODOT database

It is important to be able to measure and note the relative usage of Huron County's state and federal roadways. The most recent traffic counts conducted by ODOT are for 2012, and they distinguish semi truck traffic from passenger and light commercial traffic. Table 2 presents 2012 ODOT traffic counts at selected intersections along U.S. and State arterials in Huron County, and compares them with 2000 and 2006 data.

**Table 7-2: 2006 Huron County Average 24-Hour Traffic Volume**

Route	Intersection	Pass. & A Comm.	B and C Comm.	2006 Total Vehicles	2000 Total Vehicles	2012 Total Vehicles
SR4	Seneca County line	1880	360	2350	2450	2240
	US 20	2230	520	3220	3530	2750
	SR 113	3880	830	7390	5490	4710
SR 13	Richland County line	2940	510	3040	3020	3450
	US 224	2740	480	2770	2590	3220
SR 18	SR 601	3220	390	3760	4900	3610
	SR 60 S	3230	680	3820	3190	3910
US 20	Sandusky County line	13840	2630	19320	23540	16470
	E. Corp. Bellevue	6800	1290	11270	12240	8090
	SR 4	5390	1680	8230	11670	7070
	SR 547 Monroeville	7980	2490	13450	12530	10470
	SW Corp. Norwalk	4690	1580	7700	10380	6270
	Cleveland Rd.	5020	650	5730		5670
	SW Corp. Wakeman	4210	650	4210	6700	4860
SR 60	Ashland Co. line	2580	170	3160	3660	2750
	N. Corp. New London	2290	130	3160	3660	2420

	<b>Intersection</b>	<b>Pass. , A</b>	<b>Commercial</b>	<b>2006 Total</b>	<b>2000 Total</b>	<b>2012 Total</b>
	Main St. New London	2890	170	3450	4080	3060
	S. Corp. Wakeman	1550	60	1620	1950	1610
SR 61	Richland Co. line	6560	320	7580	8050	6880
	US 224	4300	250	4690	5320	4550
	SR 598	1690	150	1770	1620	1840
	SR 162	3380	300	3380	2950	3680
	SW Corp. Norwalk	4580	170	3970	3670	4750
	US 250 Norwalk	6490	180	8770	9350	6670
	NE Corp. Norwalk	3830	100	3800	4080	3930
	SR 601	3270	90	3280	3990	3360
SR 99	US 224 Willard	4500	250	5740	6010	4750
	N. Corp. Willard	4220	240	4180	5400	4460
	SR 162	1740	260	1930	2150	2000
	US 20 Monroeville	2580	480	3880	4130	3060
	N. Corp. Monroeville	2580	480	3880	4130	3060
SR 103	Crawford Co. Line	2380	170	2380	2310	2550
	SW Corp. Willard	3300	240	3080	3410	3540
SR 103	US 224	4930	70	5310	5980	5000
	Myrtle Ave.	4280	150	5180	5960	4430
	SR 598	2100	140	2480	4790	2240
SR 113	US 20 Bellevue	3120	450	3650	3860	3570
	SR 4	1570	230	1850	2020	1800
	SR 99	1670	190	1960	4790	1860
SR 162	SR 99	910	30	830	950	940
	SR 61	870	30	740	1010	900
	US 250	1980	70	2090	2220	2050
	w. Corp. New London	2930	140	3690	5500	3070
	Main St. New London	2430	120	2440	5140	2550
	C. 21	760	40	800	690	800
US 224	Seneca County line	2330	410	3700	4510	2740
	W. Corp. Willard	3670	480	5230	5640	4150
	SR 103	9450	600	10920	11120	10,050
	SR 61	2270	410	3190	4630	2680
	W. Corp. Greenwich	3120	390	4440	6150	3510
	SR 13	2420	450	3750	4580	2870
US 250	Erie Co. line	15270	1020	14890	15260	16,290
	N. Corp. Norwalk	13190	880	14890	15260	14,070
	Main St. Norwalk	10860	300	12660	12530	11,160
	US 20	7590	1050	8860	10310	8640
	SR 162	5350	1250	3370	8190	6600
	SR 13	4770	1120	6550	10430	5890

	Intersection	Pass. , A	Commercial	2006 Total	2000 Total	2012 Total
SR 269	Seneca Co. Line	1340	160	1100	1300	1500
	S. Corp. Bellevue	3430	440	3080	2970	3870
	N. Corp. Bellevue	4930	600	5190	3830	5530
SR 303	US 20	1450	130	1370	1520	1580
	SR 60	1050	90	940	1250	1140
SR 547	SR 4	980	10	1050	1140	990
	W. Corp. Monroeville	1450	110	1990	1920	1560
	SR 99 Monroeville	2700	80	3050	3220	2780
SR 598	Richland Co. line	1120	130	1110	1130	1250
	SR 61	3030	240	2550	3820	3270
SR 601	SR 18	1550	370	1960	1740	1920
	US 20	2730	400	2910	2760	3130
	SR 61	2410	350	2550	2530	2760

Source: ODOT database

ODOT has posted 2012 data on adjusted total thousands of daily vehicle miles traveled (kDVMT’s). Within Huron County, the estimate is 1,139.53 kDVMT’s, or 1,139,530 vehicle miles per day. This figure of 1,139.53 compares with the following estimates for surrounding counties: Erie: 3,253.82, Lorain: 6,727.29, Ashland: 1,808.03, Richland: 3,506.28, Crawford: 1,029.68, Seneca: 1,178.48, and Sandusky: 2,551.74. Of the estimated 1,139.53 kDVMT’s, 401.28 (or a third, 35.2 percent) were found to be urban (within municipalities) travel.

It is no surprise that some of the county’s heaviest traffic takes place on the county’s only four-lane, limited access highway, U.S. Route 20, where over 16,000 vehicles crossed the Sandusky County line in the center of Bellevue, over 10,000 traveled through the center of Monroeville, and 6,270 vehicles were counted at the southwest corporation limits in Norwalk. The numbers for U.S. 20 decreased substantially east of Norwalk, indicating turning onto US 250 to the north or south, or traffic terminating in Norwalk.



U.S. 250 near Fitchville

U.S. 250, the primary north-south arterial through the county, sustained vehicle counts in excess of 11,000 vehicles within Norwalk. The count dropped to 6,600 further south, at S.R. 162 near Fitchville, then dropped to 5,890 at the split with Route 13 in Fitchville.

The third U.S. highway, Route 224, is an east-west highway linking the county with



*U.S. 224 in downtown Greenwich*

I- 71 (where it becomes Interstate 76) and Akron to the east, and Findlay and I-75 to the west. Traffic counts peak within the county in Willard, where 10,000 vehicles crossed S.R. 103 in Willard's commercial area. Outside the Willard area, counts are substantially lower, with 2,740 at the Seneca County line near Attica, 3,510 in Greenwich, and 2,870 at S.R. 13 east of Greenwich.

Other north-south corridors besides U.S. 250 include State Route 4, connecting U.S. 23 to the south, and Sandusky and vacation destinations to the north; S.R. 99, connecting Willard with Monroeville and northern destinations where it meets S.R. 4 in Erie County, and S.R. 60 connecting New London and Wakeman with Vermilion to the north and Ashland to the south. Counts on S.R. 4 are 1,880 at the Seneca County line to the south, and 2,230 at the intersection at U.S. 20. Counts on S.R. 99 reach 4,750 in Willard but are only 2,000 at S.R. 162 in the middle of the county. Finally, counts on S.R. 60 are 2,750 from Ashland County to New London, and only 1,610 at Wakeman's southern border. Thus, the greatest level of north-south traffic by far is supported by U.S. 250.

East-West travel is mostly supported by U.S. Routes 20 and 224, with mid-county travel (directly serving North Fairfield and New London) along S.R. 162 only reaching 940 vehicles at S.R. 99, 2,050 at U.S. 250, and 3,070 only reached at New London's western border. Other State Routes reported here serve largely as collectors, and do not serve as arterial corridors by themselves.

The U.S. Census provides additional information on how people travel in Huron County. As is typical for a rural county, nearly all travelers rely on their own car, truck, or van, with 24,473 of the 26,343 workers aged 16 and over citing those vehicles as their means of transportation to work. Just under ten percent (2,325) using a car, truck, or van, said they carpooled. Another 237 said they used public transportation to work, with 263 using a taxi service, and 580 claimed they walk to work.

Mean travel time to work was 21.7 minutes among Huron County commuters, which was about 1.4 minutes less than the Ohio state mean of 23.1 minutes and also under the national mean of 25.7 minutes. Table 3 helps describe local commuting patterns a little more closely, listing the fifteen most common counties where Huron County residents work, and the fifteen most common counties where employees working in Huron County live.



**Table 7-3: Inter-County Commuting Patterns, 2006-2010**

<b>Counties Where Huron County Residents Work</b>	<b>Number</b>	<b>Counties Where Huron County Employees Live</b>	<b>Number</b>
Huron	16,077	Huron	16,077
Erie	4,391	Erie	2,215
Lorain	1,655	Sandusky	1,197
Richland	960	Richland	1,160
Sandusky	890	Seneca	761
Cuyahoga	509	Lorain	469
Ashland	327	Crawford	461
Seneca	222	Ashland	383
Medina	180	Ottawa	118
Crawford	127	Cuyahoga	73
Montgomery	91	Summit	68
Lucas	82	Franklin	52
Summit	71	Mercer	36
Franklin	69	Medina	33
Wood / Greene	42	Hancock	28

Source: 2010 Census of Population

The strongest connections by far are with Erie County, a net importer of workers, and where 6,606 workers cross the Huron/Erie County line in either direction to go to work, followed by Lorain (2,124), Richland (2,120), Sandusky (2,087 total), and Seneca (983). Sandusky County's large number can be partially explained by the City of Bellevue's location with roughly half the City in each of the two counties. However, these commuting patterns help explain the large numbers of average daily vehicle counts along such roadways as U.S. 250 north of Norwalk, U.S. 20 to the west, and to a lesser extent, routes 598, 61, and 13 toward Richland County.

## **Safety**

Known data can also help pinpoint areas where safety needs are most evident. The Ohio Department of Public Safety provides annual data on vehicle crashes, and the following table provides information on the number of crashes by township for the past three years.

Not surprisingly, townships near the larger urban centers appear to have the greatest concentration of crashes. The highest numbers are witnessed in Norwalk Township, which nearly surrounds the City of Norwalk, and the second highest incidence of crashes is in New Haven Township, which is adjacent to Willard. In 2014, the five most crash-prone townships, in order, were Norwalk, New Haven, Lyme, Ridgefield and Greenwich.

**Table 7-4: Total Crashes by Township, 2012-2014**

Township	2012 crashes			2013 crashes			2014 crashes		
	total	fatal	injury	total	fatal	injury	total	fatal	Injury
Bronson	37	0	8	32	0	6	35	0	7
Clarksfield	41	1	9	34	0	7	37	0	7
Fairfield	30	0	6	28	0	5	32	0	3
Fitchville	53	0	12	41	1	13	44	1	12
Greenfield	55	0	13	63	1	9	54	1	10
Greenwich	37	0	8	45	0	8	45	0	14
Hartland	20	0	6	27	0	7	18	0	6
Lyme	88	1	18	102	1	16	97	0	17
N. Haven	126	0	32	114	2	27	152	0	30
N. London	23	0	6	30	0	7	33	0	7
Norwalk	378	1	104	413	0	67	454	1	86
Norwich	21	0	5	27	0	7	19	1	2
Peru	25	0	7	16	0	4	38	0	11
Richmond	22	1	5	27	0	6	28	0	5
Ridgefield	54	0	8	52	1	7	51	0	15
Ripley	17	1	2	17	0	3	19	0	4
Sherman	13	0	7	29	0	3	22	1	7
Townsend	49	1	14	52	0	11	49	0	11
Wakeman	39	0	11	41	2	8	48	0	6
Unspecified Location	0	0	0	1	0	0	22	0	6
Total	1128	6	281	1191	8	221	1297	5	267

Source: Ohio Dept. of Public Safety

While Township data are not available for the 1990's, total crash data are available at a County level to review overall trends over time. The statistics indicate a decrease in total crashes, from 1,713 in 1995 and 1,759 in 2000 and 1,597 in 2005 to 1,297 in 2014. Fatal crashes have unfortunately held fairly steady, totaling 12 in 1995, 8 in 2000, 12 in 2005 and 5 in 2014. Injury crashes, on the other hand, have decreased over time, totaling 582 in 1995, 442 in 2000, and 400 in 2005, and 267 in 2014.

### **Larger Trends Impacting Transportation in Ohio**

The Ohio Department of Transportation issued a planning document entitled "Access Ohio 2040". One chapter of that document discussed trends in demographics, economics, and travel patterns. Some of the trends cited in that report are worth consideration at the County level.

Within the planning document, Ohio's population grew by 1.6 percent between 2000 and 2010, with the greatest growth (over twenty percent) in metropolitan fringe counties, such as Delaware and Warren. Within this projection, Huron County's population was projected to decrease by 6.9 percent, consistent with the projection cited in Chapter 2 of this document.

The report points out that Ohio's population continues to grow and change. The median age of Ohioans continues to increase, up to 38.8 in 2010, compared to 36.4 in 2000 and 33.3 in 1990.

The overall trend to shrinking urban populations masks a potential shift in attitudes towards urban living. Looking closely at the downtowns of Ohio's larger cities reveals a counter-trend: many college-educated individuals are moving to urban centers in Cleveland, Columbus, and Cincinnati. At the same time, the percentage of college-educated individuals has increased in the same block groups. A similar comparison can be made for Columbus and Cincinnati. However, smaller mid-sized cities such as Akron, Toledo, and Dayton do not exhibit similar characteristics.

While a majority of work trips are made by driving alone, not all households have that option. For example, 8.1 percent of Ohio households do not own a vehicle, while 33.3 percent only own one vehicle. More than 80 percent of zero-car households are located in urban areas. These households have the benefit of increased choices in alternative modes of transportation. Many of the remaining 20 percent of households that do not own private vehicles in rural areas lack access to these alternative modes of transportation.

While a majority of work trips are made by driving alone, not all households have that option. For example, 8.1 percent of Ohio households do not own a vehicle, while 33.3 percent only own one vehicle. More than 80 percent of zero-car households are located in urban areas. These households have the benefit of increased choices in alternative modes of transportation. Many of the remaining 20 percent of households that do not own private vehicles in rural areas lack access to these alternative modes of transportation.

Based upon the 2006-2010 statistics from the American Community Survey, Ohio's median household income is \$47,358. The counties with the highest median incomes are Delaware, Union, Warren, Geauga, and Medina counties. The lowest median incomes are generally located in southern and eastern Ohio. Areas with higher incomes tend to produce a greater volume of vehicle miles traveled (VMT). Areas with lower median incomes have higher than average proportions of households with older residents and no private vehicles, both of which indicate a need for alternative modes of transportation.

### **Public Transportation in Huron County**

Public transportation service for residents over age 60 is provided throughout Huron County by Senior Enrichment Services of Huron County. This agency operates a fleet of vans and other vehicles, supported in part with funding from the Ohio Department of Transportation. Curb to curb transportation to and from any point in Huron County is available on demand, but the rider must call to request the ride 24 hours in advance. The cost of a ride from anywhere within Huron County to anywhere within Huron County was \$3.00 in 2014. Transportation to and from medical appointments within 50 miles is also available to some medical facilities on certain days for \$8 round trip. Transportation is also available in Norwalk from three local taxicab businesses.



## Huron County Airports

Huron County is home to two general aviation airports, the Norwalk-Huron County Airport located in Norwalk Township, south of U.S. Route 20, and just east of the City of Norwalk, and the Willard Airport, located in Willard just south of U.S. Route 224. While both airports help serve a base of business interests, private pilots and owners, and transient general air traffic, both also have limitations to the length of their runways, as well as the inability to easily expand those runways due to adjacent roadway alignments and neighboring land uses.

### Norwalk-Huron County Airport



The Norwalk-Huron County airport is a public use, general aviation facility that was constructed in 1968. The airport is owned by Huron County, and is guided by a five-member Authority whose members are appointed by the County Commissioners. The airport is managed by NOFA, Inc., a contract management company.

The airport features a 4,209 by 75 foot, east-west runway, of which 3,969 feet are usable for landing and the full distance is available for takeoff. The airport is accessed by three designated taxiways, connecting the main ramp, runway, and business complex, and it has an FBO (fixed base operator) building with various amenities for pilots and passengers.

Hangars provide storage for three aircraft in Building A, eight aircraft apiece in Buildings B and C (T-hangars), and private storage in Building D. A business complex building stores an additional three aircraft. Water is supplied to the airport by Northern Ohio Rural Water, and sanitary sewerage is covered by an on-site septic tank. Power is provided with three-phase electricity from Ohio First Energy, and propane is supplied by a 150-gallon tank with service to the FBO Building and business complex.

The current fleet at the airport includes 22 based aircraft, of which 20 are single engine, one is multi-engine, and 1 is an ultralight. Projections in the current airport master plan call for that number to increase to as many as 38 based aircraft by the end of the planning period, 2026.

The airport's operations in 2005 included 3,648 local operations and 2,752 itinerant operations, for a total of 6,400 operations. The general aviation operations forecast conducted by the master plan's author projected this to increase to 5,415 local and 4,085 itinerant operations (9,500 total) in 2026. The plan noted that the proximity of Norwalk Raceway Park accounted for an increase in operations in season during racing events. This may become particularly true with the recent announcement of an expansion of the Raceway Park to fit its new role within the prestigious National Hot Rod Association.

The Airport Master Plan notes that current trends having a bearing on the development of the airport include the use of global positioning systems for navigation, the increasing use of charter/air taxi services, and the growing Very Light Jet aircraft market. Providing facilities for business jet aircraft increases the accessibility to small markets and cities by jet aircraft. The plan recommends that consideration should be given to lengthening the usable runway to 4,300 feet to accommodate future demand of B-II aircraft. This would require an overall length of the runway to be 4,968 feet with the existing displaced thresholds. Also recommended is a

partial parallel taxiway to provide access to the most active runway end or a full taxiway linking both runway ends to the apron and terminal areas. A subsequent phase of the report will examine the need for a second, crosswind runway.

### ***Willard Airport***



The Willard Airport is open to the public and is located just south of and parallel to the commercial corridor located along U.S. Route 224. The runway measures 4,028 by 65 feet, and the surface is asphalt in good condition. There are medium intensity edge lights. Fuel is available on site, provided by Willard Aviation.

There are 3 aircraft based on the field: 1 single engine airplanes and 2 single engine ultralights. The airport averages 52 airport operations per week, with 92 percent being transient general aviation and 7 percent being local general aviation (<1% military).

### **Wakeman Airport (Erie County)**

A third airport, the Wakeman Airport, is located just northeast of Huron County along S.R. 60. The airport has available fuel, hangars, and tie downs. Its runway is 3,800 feet by 55 feet, with asphalt paving in excellent condition. There are 24 aircraft based at the airport, 22 single engine planes and 2 multi-engine aircraft. The airport averages 28 operations daily, with 99 percent being local general aviation, and 1 percent transient general aviation. There are no published instrument procedures for this airport.

### ***Railroads***



Huron County is served by six rail lines. The following is a description of those lines:

1. The northern tier of the county is served by a line owned and operated by the Wheeling and Lake Erie Railroad. This line serves agricultural and business needs along its route, including grain elevators (West Clarksfield, Hartland Station, and Monroeville). The route travels from the east in close proximity to S.R. 18, and runs through the center of Norwalk, Monroeville, and Bellevue.
2. A main line of the Norfolk Southern Railroad cuts diagonally through the very northwestern corner of the county in Bellevue. This line accesses a major rail yard facility in Bellevue, which extends northeast from the City into Erie county.
3. The southern tier of the County is served by a CSX line that extends south of New London, then through Greenwich and west to Willard, where CSX operates a large rail yard and major switching point.



4. Another CSX line traversing the south end of the County travels from the northeast through New London and Greenwich, in a southwesterly alignment into Richland County.

5. Wheeling and Lake Erie also operates a line that switches, by agreement, into the CSX line in New London, which it utilizes between New London and Greenwich

before traveling southwesterly to Plymouth on its own alignment.

6. A short line is operated by the Ashland Railway, extending north from Plymouth at the County line to Willard, connecting with the CSX yard in Willard.

The above lines can collectively provide rail access to Bellevue, Monroeville, Norwalk, Willard, Plymouth, Greenwich, and New London. Wakeman and North Fairfield have no rail access.

The Public Utilities Commission of Ohio lists 91 rail crossings in Huron County. Forty of these crossings involve the Wheeling and Lake Erie Railway Co., thirty involve CSX Transportation, Inc., seven involve the Ashland Railway, and fourteen involve Norfolk Southern. Most of the ninety-one listed are at-grade. The County and its Emergency Management Agency have proactively pursued funding and approval for grade separations at key locations. Grade separations have been constructed on Townsend Avenue in Greenwich, on Old State Road in Greenwich Township, on Section Line 30 at the western end of the Willard CSX yard, on Biglow Parkway in New London, on S.R. 269 on the south side of Bellevue, and U.S. 250 north of U.S. 224.

In addition to the effort aimed at grade separations, the County and its Emergency Management Agency have obtained funding to install new lights and gates at some twenty priority crossings, with additional upgrades in the planning and construction stage. The Huron County Engineer's Office also now maintains a rumble strip program at dangerous intersections and railroad crossings. It is recommended that these efforts be continued, as rail crossing safety is a major concern throughout the County.

### **Existing Transportation Plans in Huron County**

#### **Huron County Comprehensive Plan**

The most recent Comprehensive Plan for Huron County was developed in the 1970's. That plan listed the following goals for the transportation element: reduce the probability of accidents, reduce travel time and effort, reduce vehicle operating costs, maximize the rate of return on capital investments in the transportation system, minimize dislocation of people and disruption of the economy, and promote a better regional environment. These goals are still relevant today, although the priority projects as listed in that document have changed over time.

The plan found US 250 north of Norwalk to be the only highway segment where volume exceeded capacity. However, several areas where the volume to capacity ratio indicated a need for upgrading included segments of US 20 east of Norwalk, US 250 from Norwalk to

Fitchville, US 224 west of SR 13, SR 103 on both sides of Willard, SR 61 between Plymouth and New Haven, and SR 60 south of New London. Recognized major traffic generators within the county included the center of Norwalk, industries in southeast Willard, and the rail yards in Willard and Bellevue. It was also noted that recreational facilities such as Cedar Point generate traffic that must be handled by Huron County roads. Through traffic routes in the county include US 20, 224, and 250 and State Routes 4, 13, and 18; US 250 and SR 4 are especially important because of job opportunities and recreation facilities in Erie County (these linkages are still true today).

One guiding principle described in the plan is the benefit of separating heavy through traffic and significant areas of local traffic. Recommendations for the major arterials in Huron County included a limited access U.S. bypass around and to the south of Bellevue connecting SR 4 south of the railroads; purchase of additional right of way east of Norwalk for future expansion of US 20 to four traffic lanes, with a bypass recommended around the south side of Wakeman; Relocating US 224 as a limited access highway; extending the Norwalk US 20 bypass to the north and east side of Milan; and widening SR 13 to allow for two additional traffic lanes in the future. In addition, 24-foot pavement was recommended for all minor arterials, including SR 4, 18, 60, 61, and 99, as well as potentially Fitchville River Road, Peru-Olena Road, and SR 162.

Another recommendation was to consider a trucking terminal or transfer point within key industrial areas. Sites with both highway and rail access could provide an opportunity for “piggyback” or other methods of freight movement integration. While a Triple Crown facility has been developed north of Bellevue, some accommodation of intermodal transportation may still have value in other portions of the county, including Norwalk, should industry realize a return on such an investment.

### **Community-Level Planning**

Some Huron County communities have completed their own comprehensive plans, while others have transportation planning priorities or capital improvements plans. The following is a summary of those plans and priorities, focusing on recommendations that have more countywide than local community significance.

#### ***Norwalk Comprehensive Plan***

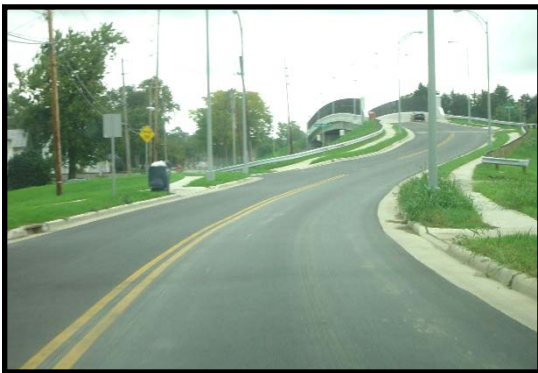
Norwalk's comprehensive plan was completed in 2006, and includes a chapter on transportation. The issue of “smooth and efficient flow of traffic” was covered by recommending better access management, especially on major thoroughfares, limiting driveway access and movements in specific areas.

Another recommendation concerns the development of improved truck routes. If it is assumed that a new US 250 bypass is unlikely, an alternative recommendation is to enhance existing routes, including Greenwich-Milan Townline Road (Done by County Engineers), as well as Old State Road to Main Street (Have not heard of this, although project slated for 2016, 2017 on Old State), with additional improvements to a route that would include Main Street, Akron Road, Schauss Avenue, and Ontario and Republic Streets (have not heard of this, but have approached ODOT twice to use this as a US 250 ALT Route).

Among the other recommendations developed by a steering committee and resource panel are

the construction of a series of uniform and distinctive “gateway” signs at major thoroughfares' entrances to the city (US 250, SR61, Akron and Cleveland Roads)- ODOT’s Gateway Landscape Program (GLP) for funding this, ended in 2014. The extension of several streets to open up undeveloped land within and adjacent to the city, extending Industrial Parkway within the Firelands Industrial Park to Old State Road and SR 601 (which will open a new traffic route in the northeast portion of the city, especially for truck traffic), expanding a system of walking and bicycle trails within the city and linking them to the “Rails to Trails” system (Done 2015), support to the Norwalk-Huron County Airport planning efforts, building a stronger alliance with the Wheeling and Lake Erie Railroad in order to maximize local industrial use of that asset, developing industrial sites that can be accessed by rail, and increased partnering with providers to maximize the benefit of public transportation to residents and employees.

### ***Bellevue Comprehensive Plan***



The City of Bellevue also completed a 2005 comprehensive plan. A major recommendation concerned the development of a US 20 bypass, which has been a subject of planning studies in Bellevue for decades. Recommended strategies in the 2005 plan included striving to have the bypass, including two grade separations (west of 269 and on SR 4) listed in ODOT's planning priority list, and investing local funds in preliminary planning activities. Until such a bypass would become reality, it was recommended that the City and

Bellevue Development Corporation work to create a roadway system in the SR 269 south area *New road/rail grade separation at SR 269 in Bellevue* that may include an eastern extension of County Line Road to Prairie Road through the future industrial area. This would require developers and businesses locating in the area to construct driveways and roadways that provide a common access to SR 269 such that constructed, existing roads will fit into the “big picture”. Further, selected county and township roads in the area would be upgraded to meet truck standards.

Among the other Bellevue transportation recommendations were working toward rail grade separations in priority areas (a separation at SR 269 just south of the central business district was completed in mid-2006); coordination with the Bellevue School District to identify traffic problems; development of an alternative access route from the northeast industrial area to SR 4, working with Groton and Lyme Townships; preparation of a corridor and access management plan for US 20 East and West, and SR 269 North and South, and development of gateway designs and signage.

### **Other Huron County Community Transportation Plans and Priorities**

The **City of Willard** has planned and carried out a widening of US Route 224 throughout the city to three lanes, allowing for turning movements that will not obstruct traffic flow. This helps alleviate a bottleneck along the US 224 corridor, which sees some 12,000 vehicles daily, of which 30 percent is truck traffic.

Another issue in Willard is the fate of the Willard Airport, which provides service for a minimal number of business flights, and which only offers tie-downs for aircraft. The



existing location will always have limitations because it is surrounded by other land uses, including commercial businesses along the US 224 corridor to the north. An assessment of its usefulness (to hobbyists and private owners, and uses including life flights, as well as business use) and development alternatives (including relocating the airport entirely) needs to be conducted.

The **Village of Monroeville's** comprehensive plan identified no major transportation improvements involving new or extended thoroughfares or arterials. However, transportation issues cited included heavy truck traffic on US 20, a lack of safe areas for pedestrian movement across US 20, a lack of a sufficient truck turning radius on SR 99 and SR 547, lack of a rail spur to serve the Monroeville Industrial park on US 20 on the west side of town, and a lack of cooperation by the Wheeling and Lake Erie Railroad.



The **Village of New London** has completed a significant transportation project with the opening of a newly aligned Biglow Parkway (pictured at left) and rail grade separation. This roadway offers direct access from SR 60 and 162 to some significant acreage of potential industrial property, including the area known as the “tile yard”.

Other communities did not list specific transportation projects with countywide implications.

### **Transportation plans and Priorities of the Huron County Engineer's Office**

The Huron County Engineer's office is responsible for the maintenance of some 228 miles of the County Road system, and works with Townships to provide funding for the improvement of their roadways. Duties of the Engineer's office include maintenance and repair of those county roads, traffic control, safety improvements, mowing, and snow removal. The office also serves as the engineering advisor to the County's nineteen townships. While some roadway construction is completed every year, the amount of roadway improved diminishes with the limited revenue sources and rising cost of construction.

In addition to performing its duties in inspecting and evaluating the load carrying capacity of bridges, the Engineer's office has become instrumental in improving the County's bridges, which were typically constructed prior to the development of larger agricultural equipment with greater load requirements. The County has 389 bridges, and the Engineer has taken an active role in constructing new bridges in-house, forming bridge components in the Highway Garage year-round. An inventory sheet shows 25 small bridge and 25 large bridge projects in varying degrees of completion, as well as seven culvert projects. Bridges are largely constructed using Issue I and Gas Tax revenues; \$11 million in bridge construction has been completed over the past fifteen years.

The Engineer has identified drainage as a major issue that needs to be addressed in Huron County. A long-range storm water management plan is needed, and sources of revenue for drainage along the 400-mile roadway system need to be identified.

With regard to priority roadways, the Engineer notes that the maintenance of certain roadways, specifically Section Line 30, Old State Road, New State Road, Greenwich-Milan Town Line Road, and Town Line 12 provide secondary routes for truck and other traffic, in addition to State Route 162, which is maintained by ODOT.

Priority projects that should be undertaken in Huron County, in the view of the Engineer, include the rail-railway grade separations on SR 13 and US 250 at the CSX line, which are in various stages of final planning and implementation, and improvements to Greenwich-Milan Town Line Road northeast of US 250, including two wide lanes and a significant berm, as well as raising the profile of the road, to serve its growing function as a Norwalk bypass alternative and direct route to such destinations as Norwalk Raceway Park, the Norwalk-Huron County Airport, and the Village of Milan.

### **Access Management**

With an increase in use of a number of corridors, and with the continual addition of new driveways and roadways to access new housing and business, it is recommended that the county consider the adoption of an access management plan. Access management programs seek to limit and consolidate access along major roadways, adding to the safety and efficiency of roadways. The following are some important principles of access management that should be observed in transportation planning:

1. It is important to design and manage roadways according to the primary functions they are expected to serve.
2. Limit direct access to major roadways. Roadways that serve higher volumes of regional through traffic need more access control to preserve their function. Frequent and direct property access is more compatible with local and collector roadways.
3. Long, uniform spacing of intersections and signals on major roadways enhances the ability to coordinate signals and ensure continuous movement of traffic at the desired speed. Signals should be located to favor through movements.
4. Access connections too close to intersections can cause serious traffic conflicts. The functional area of intersections and interchanges (the area where motorists are responding to the intersection) should be preserved.
5. Limit the number of conflict points. Simplifying the driving task and minimizing the conflict points contributes to improved traffic operations and fewer collisions.
6. Conflict areas should be separated. Drivers need sufficient time to address one set of potential conflicts before facing another. The necessary spacing between conflict areas increase as travel speed increases, to provide adequate perception and reaction time.
7. Remove turning vehicles from through traffic lanes. Turning lanes allow drivers to decelerate gradually out of the through lane and wait in a protected area for an opportunity to complete a turn. This reduces the conflict between turning vehicles and through traffic.

8. Use non-traversable medians to manage left turn movements. Medians channel turning movements on major roadways to controlled locations, and can be especially effective in improving roadway safety.
9. Provide a supporting street or circulation system. A supporting network of local and collector streets can accommodate development as well as unified property access and circulation systems. Commercial strip development with separate driveways for each business forces even short trips onto arterial roadways, reducing safety and impeding mobility.

Huron County can encourage officials to carry out access management principles without adopting regulations. However, such formal implementation is an option. Townships of under 15,000 population may not adopt access management regulations if the county has adopted county regulations. Also, access management regulations do not apply to subdivisions that are subject to plat approval under Ohio Revised Code section 711.05 or 711.10, and they do apply to subdivisions subject to approval without a plat under section 711.131, where minor subdivisions or lot splits are subject to access management regulations. However, prior to approval of new subdivision regulations which will incorporate a procedure for a full review, Huron County does currently require a review of all such subdivisions by the Engineer and Soil and Water Conservation District.

Steps in the adoption of county access management regulations include a Resolution to Proceed, advisory committee appointment, preparation of the regulations by the County Engineer's office, adoption of the regulations by the Commissioners, and provisions for appeals and variances, permits and fees, and amendments. Currently, the adoption process for Huron County's new subdivision regulations is underway, and approval, adoption, and adherence to those regulations is recommended.

## **Policy Statements and Recommendations**

The following policy statements were developed and adopted by the Steering Committee that has overseen the development of this plan. They form the basis of the transportation recommendations made within this plan.

1. Although Townline Rd. 12 is in good condition, there is need for another improved east-west roadway in the county. This can be alleviated with the improvement of US 224 to a four-lane highway and its realignment to bypass Willard. Although less costly alternatives may need to be considered in the short run, long-range planning should target the upgrade of US 224 to a four-lane, limited access highway throughout Huron County, with the four lane configuration reaching east to its intersection with I-71.
2. In order to provide proper long-range planning for roadway widening and expansion, current zoning and land use practices should incorporate mandated "super setbacks" along the US 250 and US 224 corridors, as well as along US 20 east of Norwalk. This will allow for easier land acquisition, clearance, and site preparation for future widening projects. Rights of way should be under site control, with easements. Ideally, US 250 should be of a four-lane configuration from US 224 to Erie County, where it is now four

lanes. A critical improvement is needed to reconfigure the turn and bridge at Fitchville. Additionally, in the short term, efforts should be expended to create sufficient shoulders along the two-lane Route 250. This may include converting ditches to culverts, but the safety factor associated with emergency needs to exit the travel lanes should be addressed as soon as possible.

3. Long-range planning should also continue to include consideration of a north-south bypass in Norwalk and an east-west bypass in Bellevue. The Norwalk bypass may include the aforementioned Greenwich-Milan Townline Road, with consideration to a northern extension to rejoin US 250. Several southerly alternatives for the Bellevue bypass have been described. Additionally, the aforementioned Willard US 224 bypass may be best aligned along Bullhead Road. In proposing bypass alignments, the upgrading of existing roadways should be considered where feasible.
4. In the shorter, term, Greenwich-Milan Townline Road has emerged as a de facto Norwalk bypass, and plans are underway to obtain ODOT funding to improve the road to safety standards and roadway width, 12 foot lanes and six foot graded shoulders. The portion of this roadway from US 250 north should become an extension of SR 601 and be marked as a bypass for Norwalk and direct route to Norwalk Raceway Park and other destinations to the east of Norwalk.
5. The intersection at US 224 and SR 13 should be improved to better accommodate truck traffic and turning movements. Other intersections and roadway segments requiring attention include: SR 103 south of Willard, the 99/547 intersection in Monroeville (to accommodate truck turns), US 250 and South Norwalk Road (where a right turn lane can be easily demarked along southbound US 250), and the roadway fronting the Western Reserve school complex (where a turn lane should be constructed for reasons of public safety).
6. Local officials must work within a regional context to carry the sufficient level of “weight” to be noticed and given attention in Columbus. This regional support may come from an emerging Metropolitan Planning Organization (MPO) being formed in Erie County. The potential for Huron County’s (or a portion of Huron County, such as the more northerly municipal areas of Norwalk, Monroeville, and Bellevue) inclusion within the MPO should be explored. Other regional affiliations may include working with the Toledo Port Authority. Further, Huron County should build a consortium with Ashland and Richland Counties for cases when a combined effort will assist in advocating for a mutually desired project.
7. Local officials should involve ODOT and its Ashland District Office in their planning efforts, in order to advocate for projects that have been deemed of high priority. Advocacy of projects with ODOT should be aggressive and consistent. Local officials should explore how to provide significant local matching funds to gain ODOT’s attention.
8. Increased rail traffic, particularly east-west traffic in southern Huron County through New London, Greenwich, and Willard, has presented increased challenges for north-



*Grade crossing along SR 13 near Greenwich, slated for a Grade separation improvement.*

south highway traffic. A grade separation has been completed along the newly constructed Biglow Parkway in New London, as well as Section Line 30 in Willard, and grade separations on SR 13 and US 250 north of US 224 are in the final planning and construction bidding stages, respectively. Additional safety improvements within the County include lights and gates on county roads. The County and its affected subdivisions, with the Emergency Management Agency serving as lead agency on such projects, should continue to advocate for and support these improvements, with a prioritization of need for crossing improvements, and the ultimate goal of lights and gates, if not grade separations, for every crossing.

9. Early stage planning is underway for high-speed passenger rail between Cleveland, Columbus, and Cincinnati. It is possible that the rail route will pass through southern Huron County. County officials should monitor the progress of this project and advocate for a regional stop within the county. Such a stop could serve both the Mansfield area to the south and Cedar Point/Erie County vacation and recreation destinations to the north, although it is recognized that a Huron County stop may be counter to planning goals of expeditious through rail traffic to population centers. It may be more realistic to locate a maintenance facility for the upgraded line in Huron County.
10. Huron County's airports should be promoted and more fully publicized as community and economic development tools and resources. Funding should be sought for needed upgrades to ensure that these facilities can optimally serve their customer base of businesses and individuals. The possible relocation of the Huron County Airport should be carefully studied, contingent upon the availability of Federal and State funding to make the project locally cost-effective.
11. Drainage is a significant issue throughout the county and should be addressed by a comprehensive, prioritized plan, in order to keep roadway surfaces safe during periods of high rainfall. Plans should call for a prioritized listing of areas that flood frequently, and clearing of drainage ways and streams in a manner that is environmentally acceptable. A portion of this planning includes analysis of the current effectiveness of older County ditches and tiles and prioritization of projects to best utilize scarce funding for drainage improvements.

## Chapter Eight: Infrastructure and Utilities

Historically, the provision of water and wastewater services has been the task of a number of unconnected, largely municipal systems. Huron County's three cities and seven villages have independently developed their own methods for obtaining and storing raw water, treating it, and storing and distributing treated water that meets current health standards. Likewise, each of these entities has also developed a system for collecting and treating wastewater. Potentials exist for economies of scale by combining systems, and a regional water authority, Northern Ohio Rural Water, operating under the auspices of Chapter 6119 of the Ohio Revised Code, is installing rural water lines to bring potable water to customers in a number of the County's townships.



Huron County's utilities consist of a mix of local, mainly municipal, plants and distribution systems, with increased activity in unincorporated areas by regional water providers. The provision of drinking water and adequate wastewater treatment is a basic prerequisite for development, and thus the location and availability of these basic utilities is a fundamental determinant of land use and development. Also vital is the provision of energy throughout the county, and a number of electric distribution providers serve their portions of the county, as well as natural gas providers utilizing the Columbia Gas distribution system.

Of increased importance in this technology-oriented age is the capacity for Internet access, and the degree of such accessibility varies throughout the county. As new systems and platforms are developed and for the transmission of data and information, a number of new infrastructure factors have become important, such as the quality and capacity of telephone lines (including optic fiber), cable television that also supports telephone and Internet connections, wireless broadband providers and their geographic reach, and cellular reception. The ability to support and house these new technologies, and the readiness for technologies to come, has important land use and developmental implications, as technology- and information-based businesses require access to the "information highway" just as manufacturers seek access to Interstate highways.

The following list provides the goals that were developed by the Steering Committee.

1. Evaluate the needs of county residents and businesses to ensure they are currently being met and will continue to be met as the county continues to grow.
2. Meet the needs of population growth while still addressing pollution control.
3. Encourage the properly designed and continued development and implementation of preventive maintenance practices to sustain the county's infrastructure, which in turn will allow it to operate in a cost effective manner.
4. Take steps to be able to provide water of adequate volume and pressure in areas designated for industrial or commercial growth. Target infrastructure to designated growth areas, and make leadership aware that utilities are the cornerstone of Huron County's growth.
5. Take steps to improve the reliability of power distribution throughout the county.
6. Develop a telecommunications infrastructure that provides desired broadband Internet and wireless communications accessibility.

## Existing Conditions

It is important that the County and its municipalities be able to support the developmental needs of existing residential, business, and institutional entities within the County. Further, the capacity of existing infrastructure should be sufficient to accommodate planned and desired growth. A brief survey of the County's current systems can help shape a picture of the capacity of the County, viewed as a "system" of independent municipal, private, and regional providers, to accommodate balanced and desired growth, for indeed the availability of adequate levels of utilities (in terms of both the capacity of a system and access to the system through distribution lines to growth areas) will continue to be a primary determinant of new growth.

### City of Norwalk

**Water:** Norwalk's drinking water supply originates from three reservoirs in the southeast corner of the city, drawing water from the east branch of Norwalk Creek. The water treatment plant is adjacent to the reservoir, and it has a capacity of 4.0 million gallons of treated water daily (MGD). This far exceeds the average daily use of 1.75 MGD and its peak use of 2.0 to 2.5 MGD. Recent improvements have included chemical storage upgrades. Treated water is stored in two elevated storage tanks: a 750,000-gallon tank on West Chestnut Street and a newer 500,000-gallon tank at the Norwalk reservoir.



*Norwalk's Water Treatment Plant*

**Wastewater:** Norwalk's wastewater treatment plant has a maximum capacity of 8.0 MGD, with an average daily flow of 3.0 to 3.5 MGD. Construction is underway to correct and improve upon some deficiencies at the "front end" of the process, including a new head works building and operations center, primary clarifiers, sludge storage tanks, and increasing the equalization basin to provide a buffer for storm flows. (Done 2008)

**Distribution:** The problems associated with combined storm and sanitary sewer lines are universal throughout Ohio's older communities, and Norwalk is no exception. Significant plans are underway to improve this system throughout the city and in several key locations, correcting inflow and infiltration problems.

**Electricity:** First Energy (Ohio Edison)   **Local telephone:** Verizon   **Cable:** Time-Warner

### City of Bellevue

**Water:** Raw water for Bellevue is obtained from a system of five reservoirs that range from 70 million to 700 million gallons, with a combined capacity of a billion gallons. Two stand-by wells can augment the supply with some 500,000 gallons per day in drought conditions. Four of the reservoirs are within the city limits, and the largest is located five miles southeast of the treatment plant in Lyme Township. Water flows from two of the reservoirs to the other three through open ditches, and a recent study calls for the provision of a direct draw from each reservoir to the treatment plant. Bellevue is also contracted with Erie County to obtain up to 500,000 gallons per day from their system through a connection on SR 269 North.

Bellevue's water treatment plant, built in 1937 and upgraded a half-dozen times since then, has a capacity of 2.6 MGD, and typically treats 1.7 to 2.0 MGD. Bellevue has also completed an agreement with Erie County to purchase treated water from that entity.

Water is now stored in three elevated storage tanks: two with 500,000-gallon capacity, and one with 400,000 gallon capacity. Two of these tanks were constructed over the past year to equalize pressure throughout the city.

**Wastewater:** The City's wastewater treatment plant, constructed in 1969, is located in the northeast section of Bellevue, with a design flow of 2.0 MGD and an average daily flow of 1.1 MGD. The City has completed a \$7 million upgrade that includes a state-of-the-art treatment of bio solids, producing compost that can be used as a fertilizer that is made available to Bellevue residents.

**Distribution:** As Bellevue's water lines date back to the 1800's, a systematic plan has been designed for replacing aging waterlines, and new lines have been installed in the downtown area and along Center Street from the treatment plant to Southwest Street. Also have completed upgrades in the South West section of Town and Walnut St in the North East Section of town

**Electricity:** First Energy (Ohio Edison) **Local telephone:** Verizon **Cable:** Time-Warner

### ***City of Willard***

**Water:** Raw water is obtained from the west branch of the Huron River and stored in the City's reservoir located east of the City on State Route 61. The reservoir holds 2.3 billion gallons of water. The City's water treatment plant has a new design capacity of 3.2 MGD, with an average daily use of 1.14 to 1.2 MGD, with a maximum use of up to 1.7 MGD. The plant appears to be adequate for handling existing and projected demands.

Treated water is stored in two ground clearwells, each holding 750,000 gallons, and 2 elevated storage tanks holding a combined 800,000 gallons. These combined facilities hold two days' supply of water.

**Wastewater:** Willard's wastewater treatment plant was constructed in 1993, and has a daily capacity of 4.5 MGD; average daily use is 2.3 MGD and peak use is 7.2 MGD. Normal peaks reach 3 MGD. Currently, wastewater is stored in a lagoon. The plant will be finishing an upgrade by the end of 2015. This will not change design flow, this upgrade was to replace major existing equipment.

**Electricity:** American Electric Power **Local telephone:** Frontier **Cable:** Time-Warner



**Villages:*****Village of New London:***

**Water:** The Village has an upground reservoir, which holds approximately 1.4 billion gallons of water. Additionally, the Village has a direct water line from the Rural Lorain Water Authority and sells them .55 MGD, in addition to selling up to .037 MGD to the Northern Ohio Rural Water. Daily capacity of the Village water treatment plant is 0.5 MGD, and average daily use is 0.28 MGD. Peak daily use is 0.4 MGD. Treated water is stored in a 250,000 gallon elevated storage tank. Village water lines provide water to all of surrounding New London Township as well as the Village.



*Scene at the New London Reservoir*

**Wastewater:** The Village wastewater treatment plant has a daily capacity of 1.2 MGD, with an average daily use of 0.67MGD and a peak use of 1.2 MGD, approximately the capacity of the plant. Overflow is sent to an equalization basin. In 2013 the Village of New London received approximately \$6.7 million in funding through the USDA-RD for a Sanitary Sewer Overflow Elimination Project. The project started in December 2013 and is expected to be completed by June 2015.

**Electricity:** Firelands Electric Co-Op   **Local telephone:** Verizon   **Cable:** Time-Warner

***Village of Monroeville:***

**Water:** Monroeville utilizes a reservoir that was constructed in 2001, with a storage capacity of 75 million gallons. The village water treatment plant handles a capacity of 0.5 MGD, with a 2014 average and peak daily use of 154 and .336 MGD respectively. No plans exist to expand production capacity. Treated water is stored in two elevated tanks of 200,000 and 250,000 gallons respectively, and an additional 100,000 gallons is stored at the water treatment plant. Water lines are extended outside Village limits on a case-by-case basis, and aging water line replacement and looping of lines are addressed as needed and as funds are available.

**Wastewater:** The Village wastewater treatment plant was updated in 2013. Its designed daily capacity is 0.3 MGD, 2014 average daily use was .252 MGD, and peak daily flow was 1.866 MGD. The Village has been performing internal inspection of sanitary sewers in order to develop a plan for eliminating and reducing the infiltration/inflow problem. The Village has begun implementing sewer replacement projects based on the highest identified priorities.

**Electricity:** Municipal                      **Local telephone:** Verizon   **Cable:** Time-Warner

***Village of Greenwich:***

**Water:** The Village obtains its raw water from a village-owned well field capable of drawing one million gallons a day. Its water treatment plant has a daily capacity of 0.25 MGD, with an average daily use of .110MGD and a peak of .140 MGD. Greenwich has 100,000-gallon and 200,000-gallon elevated water tower. Capital outlay for the water distribution has been established for periodic replacement of Greenwich's aging system.

**Wastewater:** The Village wastewater treatment plant has a design capacity of 0.200 MGD and average daily use of .340 MGD, with peak use as high as .550 MGD. As with many rural Ohio villages, most of Greenwich's sewers are combined sanitary and storm sewers, presenting overflow problems that can exceed the design capacity of the wastewater treatment plant during storm flows. More than half of these CSO's have been eliminated with aggressive separation of storm and sewer. Established Control Plan recognized by the EPA includes more separation to follow from various financial supports through grants, loans and ratepayers.

**Electricity:** Greenwich owns the municipal distribution system. Electric power is received from American Electric Power transmission lines at 2,400 volts.

**Local telephone:** Frontier      **Cable:** Time-Warner

### ***Village of Wakeman:***

**Water:** Water is purchased from Northern Ohio Rural Water, with a capacity of up to 250,000 gallons per day, an average daily use of 77,000 gallons, and a peak daily use of 95,000 gallons. The Village stores 100,000 gallons of treated water in an elevated storage tank. Water line replacements are undertaken when funds are available.

**Wastewater:** The village uses a wastewater system that combines individual septic systems with a centralized treatment plant. The capacity of the plant is .765 MGD, and average daily use is .070 MGD, with a peak daily use of .341 MGD. This relatively new system was installed in 1994.

**Electricity:** First Energy (Ohio Edison)      **Local telephone:** Frontier  
**Cable:** Time-Warner or North Coast Wireless Communication

### ***Village of North Fairfield:***

**Water:** North Fairfield obtains its drinking water from wells, and its treatment plant has a daily capacity of 0.45 MGD, with an average daily demand of 0.4 MGD and maximum demand of 0.65 MGD.

**Wastewater:** The Village relies upon individual septic systems on residents' lots for wastewater treatment.

**Electricity:** First Energy (Ohio Edison)      **Local telephone:** Verizon      **Cable:** Time-Warner

### ***Village of Plymouth:***

**Water:** The Village of Plymouth obtains treated water in sufficient quantity from the City of Willard. It has a daily capacity of 3.2 MGD and the average daily use of 1.284 MGD. The Village of Plymouth has 2 elevated water storage tanks, a 1964, 250,000 gallon tower on Riggs Street and a 2012, 100,000 gallon tower at the high school for a total of total possible capacity of 350,000 gallons.

**Wastewater:** The Village of Plymouth has a relatively new wastewater treatment plant built

in 2011 that has a total capacity of 2 million gallons a day. Plymouth retained one of its lagoons from the previous plant as an overflow but has 2 sludge ponds now. The average flow through the plant is .265 MGD with a maximum flow of .722 MGD. The lagoon has a maximum storage level of 16,291,144 gallons.

**Electricity:** Plymouth owns its poles and lines within the Municipality but is supplied power from American Electric Power and is an Amp O member as well.

**Local Telephone:** Verizon **Cable:** Time warner

### ***Village of Milan:***

**Water:** The Village of Milan provides water to its customers from an underground aquifer located southeast of town. The well field consists of four drilled wells approximately 150' deep; these wells pump water as needed through an aeration and filtration process. Chlorine and fluoride are added after the filtration process. The finished water is stored in an underground reservoir at the water plant and is pumped from there to a relatively new 500,000-gallon storage tank on State Rt. 601. The village has a daily water treatment capacity of 0.7 MGD, well above its average daily demand of 0.22 MGD. The Village undertakes an annual program where the most needed water line replacement projects are carried out with budgeted funds.

**Wastewater:** The Village has a wastewater treatment plant constructed in the 1980's, and the plant provides adequate flows for community needs. Daily capacity is 0.37 MGD, and a daily average flow of 0.2 MGD. There is no standing order or requirement to upgrade or alter Milan's existing processes and facilities.

**Electricity:** Municipal (AMP Ohio) **Local telephone:** Verizon **Cable:** Time-Warner

### **Northern Ohio Rural Water Huron County**

A large and growing portion of unincorporated Huron County is served by Northern Ohio Rural Water (NORW), which is based on US Highway 20 in Townsend Township east of Norwalk. NORW was formed in 1988 as Erie Huron County Rural Water Authority under Chapter 6119 of the Ohio Revised Code. Since then, it has grown to encompass rural areas within Erie, Huron, Lorain, Sandusky, Seneca, Crawford and Richland Counties. NORW has the current capacity to serve Huron County residents with 3.3 million gallons of treated water daily, but is typically serving 0.8 million gallons per day, and that entity has set long term goals to serve the entire portion of rural Huron County with adequate water. Sources and amounts of water include City of Elyria (two million gallons per day), City of Lorain (minimum 250,000 gallons per day no maximum), Erie County (200,000 gallons per day), Rural Lorain County (100,000 gallons per day) and the Village of New London (100,000 gallons per day).

The NORW system provides water to over 11,500 service connections serving 31,000 residents, with over nine hundred miles of water mains, twelve pump stations, twelve water storage tanks with a combined capacity of 4.9 million gallons, and ten main line reducing valves stations. NORW supplies water to Huron County in 8 different locations.

The first and main location and service area is through a 12” water main on Hartland Center Road at the Erie County line. The water originates from a 16” main two miles north of the county line. And comes from a 750,000 gallons storage tank. The 12” main runs from the county line on Hartland Center Road to Zenobia Road. The same 12” main runs along SR 18 from Hartland Center Road to the City of Norwalk where it delivers a minimum of 150,000 gallons of water daily to the City of Norwalk. There is a booster pump station on this main that pumps water to the 200,000 and 400,000 gallon storage tanks in Hartland Township. The 12” main also supplies water to the Village of Wakeman and a 100,000 gallon storage tank in Fitchville.

The second location is a 6” main on SR 61 that supplies water to residents and businesses in northeastern Norwalk Township.

The third is a 6” main on Plank Road that supplies water to residents and businesses in the northern portion of Norwalk Township.

The fourth is a 6” main on Lovers Lane that supplies water to portions of Norwalk and Ridgefield Townships.

The fifth location is an 8 main on SR 224 that supplies water to residents and businesses in Greenwich and Ripley Townships.

The sixth location is a 6” connection with the Village of New London at the intersection of SR 60 and Cook Rd. that supplies water to Clarks field Township.

The seventh location is an 8” connection with Erie County at the intersection of SR 4 and SR 113 that supplies water to Lyme, Ridgefield, Peru, Norwich and Greenfield Townships. In 2015 this connection will also be supplied by the City of Willard’s water through a connection on Niver Road.

NORW’s water storage and distribution facilities within Huron County include a Master Meter Vaults in Wakeman and US 224, pump stations on Greenwich Milan Road and SR 13 and the following elevated tanks a 200,000 and 400,000 gallon tanks on Hartland Center Road near SR 18. A 100,000 gallon tank in Fitchville, and a 100,000 gallon tank in Holiday Lakes.

NORW purchased the Holiday Lakes water system in 2008 and was operating the 2 water plants that fed the system. The water was very hard and the water plants were in so bad shape they were beyond repair. We ran a water main from our SR 4 tank and installed a pump station in Havana and by April 1<sup>st</sup> 2009 NORW was filling the 100,000 gallon tank in Holiday Lakes with clean potable water from Lake Erie (Sandusky Water).

In general, the above described plans depict a developmental push toward the south and west from the initial base of Huron County’s more northeasterly townships, where lines have existed in Norwalk, Townsend, Wakeman, Bronson, Hartland, Clarksfield and Fitchville Townships.

Efforts have been made in recent years to coordinate the growth of NORW with the expansion of the City of Norwalk. NORW has worked out a protocol for determining whether the municipal system of NORW will supply water to specific areas just beyond the city limits, where future growth and annexation may be likely. The goals are set forth in the Norwalk comprehensive plan.

## Huron County Landfill

The Huron County Landfill ceased landfill operations in the late 1990's, but the site is still active as a transfer station. Currently, Huron County's waste haulers deliver solid waste to the county-owned transfer station where it is transported to the Erie County landfill located in Milan, Ohio. Previously, solid waste was transported to Ottawa (Allied Waste) & Richland (Rumpke) Counties. The Huron County Transfer Station manages an average of 36,000 tons of solid waste per year plan.

The landfill site is on Town Line Road (C-131) in Greenfield Township, one mile west of SR 61. Plans call for continuing the transfer station's operations at this location, because it is centrally located within the County and within equal proximity of the major markets of Norwalk and Willard. The landfill property extends to 269 acres, of which only 17 acres were used for landfill operations. The remaining property served as a buffer to control land uses and development. Currently, the majority of the land is farmed by contract. The more southerly acreage is on environmentally sensitive lands near the West Branch of the Huron River, which is set aside as restored wetlands in a contract with the Ohio Department of Transportation.



*Entrance to the Huron County Landfill*

In 2014, the transfer station received 36,260 tons of solid waste, of which 30,077 tons were "general" (a mix of residential, commercial, and industrial refuse, received from haulers and municipalities), 5,310 tons were hauled in directly from industrial users, and 872 tons were construction debris.

ased on the Huron County Solid Waste Management 2014 Annual District Report, Huron County residents and commercial businesses recycled/reduced 7,918.79 tons of recyclable material. Additionally, industrial or manufacturing faculties recycled 68,987 tons of material. The three largest products recycled in Huron County are paper, metal and cardboard.

### Existing Utility and Infrastructure Plans in Huron County

The previous County-wide plan in the 1970's was "designed to provide a coordinated plan for the development or expansion of utilities throughout those portions of the county where concentrated development is to be directed in the years ahead", pulling a countywide study together with the plans for the individual cities, thus creating a regional utilities plan. The plan addressed several components of an overall utilities strategy: The findings of that plan are briefly summarized here to provide some historical context with which to frame future planning decisions.

**Storm water** was viewed as an urban and rural issue. In rural areas, natural drainage ways should be preserved, while urban areas should operate with separated storm and sanitary sewer systems (which was not always the practice in the 1970's). In the absence of costly separated systems, the plan recommended holding lagoons, where excess flows could be held and treated under controlled circumstances at under peak times. While the importance of the county's watersheds, particularly related to the Huron and Vermilion Rivers, was stated, it was also recommended that the river valleys should be preserved for open space and maintained for unimpeded stream flows. Any emerging urban pattern should preserve the natural contour and character of the land.

**Sanitary Sewers** were noted to be combined systems in most communities. Since this report was published, EPA mandates and orders have accelerated some communities' plans to separate their sewers and reduce inflow. It was noted that, generally speaking, only areas within municipal corporate boundaries were provided with sanitary sewer service. The plan cited a 1971 report that indicated that "none of the existing treatment plants in Huron County are providing adequate treatment of sewage." Fortunately, the level of treatment has improved in the intervening decades, additional users have been mandated to connect with the systems, and measurements of downstream pollutants have largely diminished. One issue that remains, however, is the inability of some county soils to provide adequate leaching for on-site rural septic systems. This unsuitability of soils will continue to deter development in many unincorporated portions of the county.

In terms of planning, the report projected that most future urban growth would take place in the Huron River watershed, and that communities developing wastewater treatment facilities in the southern portion of the county would be impacting those communities downstream, to the north. The plan conceptualized the construction of a number of strategically placed regional waste treatment plants that serve areas beyond specific municipal boundaries, with smaller plants serving growth area "subdistricts" installed in the more short term. The plan advocated for a more regional approach, where annexation would not be a prerequisite for a municipality's water or sewer service, and with compensating equalization of taxes to pay for services.

To date, the provision of sanitary sewers has remained largely within the province of the municipalities of Huron County, impacting land uses in that heavy users of sanitary sewer services are drawn to municipal areas or their urban fringes, where they can be affordably connected to existing systems.

**Water service:** The report noted that water resources were very limited in portions of the county, with a significant underground supply generally along SR 61 from the southern edge of the county north to the Erie County line, yielding a reported 60 to 200 gallons per minute. Milan, Greenwich, and North Fairfield draw their water supplies from wells. For the most part, however, the county's water is obtained by pumping it from the county's streams to upground reservoirs. The plan cited an Ohio Department of Natural Resources report that the Huron River should yield some 77 billion gallons per year, and the Vermilion River another 57 billion gallons. It was noted, however, that in 1968, more than 2.3 million gallons of water were hauled into some of the township areas and more than 63 percent of that was for domestic or residential usage. Despite this fact, the plan noted that "Future growth of Huron County is not expected to be restricted by a lack of water. If there are limitations to growth, it is more likely that this will result from the cost of piping water long distances. Therefore, the alternative is to control the location of intense development in order to keep the cost of servicing with water at a reasonable level." This recommendation holds today as well.

Additional regional upground reservoirs were proposed for Sherman Township (serving Bellevue) and in the vicinity of North Fairfield (to serve the mid section of the county), and it was suggested that the City of Norwalk should construct a low level dam on the East Branch of the Huron River to pipe additional water to their reservoirs. As with sanitary sewerage, some means or vehicle for water services that "transcend political boundaries" was suggested, through a "Huron County Water Authority". The plan did not foresee the emergence of a Northern Ohio Water Authority, which has arranged to purchase and obtain

water from such sources as Erie County and the City of Elyria (both with intakes on Lake Erie) and the Village of New London.

**Other Topics:** The plan discussed the potential for the **Huron County Landfill** to continue to collect and store 100 tons of waste daily. Since the plan's development, the Landfill has been closed and its site includes a recycling and transfer station; material is transported from this central Huron County site to landfills in nearby counties. The plan found no shortage of **electrical power** in the county, with generating capacity in excess of anticipated demands. The plan recommended concentrated land uses that allow for the most efficient, economical distribution and delivery of electricity and natural gas.

### *Norwalk Comprehensive Plan 2006*

The 2006 comprehensive plan for the City of Norwalk included a chapter devoted to utilities and infrastructure. Among its recommendations were the following:

- Sites and facilities for new and expanding businesses should have access to suitable water and wastewater treatment capacity, as well as sufficient electric power and natural gas. Further, methods should be employed to ensure that the needs of City businesses, institutions, and residents are being met.
- Underground utility lines should be replaced as needed, including completion of the City's sewer separation program and the construction of new or expanded sewer trunk lines, with funds budgeted for such improvements and for operation and maintenance.
- Alternatives and policies regarding the financing of infrastructure improvements should be explored to assist desirable development. Methods could include Tax Increment Financing. In cases where development will occur outside the City limits, the City and Township should explore partnering through a Joint Economic Development District (JEDD) or Cooperative Economic Development Agreement (CEDA) to share and distribute revenues.
  - Consider extending water and sewer service to the east, with potential line extensions along U.S. 20 to the north, S.R. 601 to the east, and S.R. 18 to the south.
- Continue to coordinate with the Northern Ohio Rural Water Authority, including use of the established protocol for serving areas near the City.
- Commit to achieve a connection with a raw or treated water provider on the Lake Erie grid. The ability to obtain water from Lake Erie can be a backup to the existing water supply from reservoirs. This connection can potentially be made by using the City-owned right-of-way along a former rail line running north from Norwalk to the Milan area. (Done with connection to NORW in 2010)

### *Bellevue Comprehensive Plan 2005*

The 2005 Bellevue Comprehensive Plan included the following recommendations regarding utilities and infrastructure:

- With regard to **water**, the City will continue to implement the necessary improvements to replace aging waterlines, increase water capacity, improve water treatment, and meet new

regulations to provide residents with a safe and adequate water supply. Strategies include budgeting funds for replacement of water lines, scheduling improvements to meet future water quality standards, providing capacity for reservoirs #4 and #5 to tie directly into the water treatment plant, executing an agreement with Erie County to provide additional water, and ramping up efforts to supply Flat Rock, as well as Lyme and York Townships. (Note: Lyme Township is in northwest Huron County, and NORW intends to service a significant portion of the township in the near future). An agreement with Erie County is in place

- In the area of **wastewater**, the overall goal is to continue to maintain and upgrade the wastewater treatment plant and collection system as needed to provide adequate service. This includes investigating the purchase or option of land north of the existing plant for expansion, and providing a buffer of green space surrounding the WWTP to protect future land uses.
- The City has also set a goal regarding **fiber optics**, considered an economic development tool. The goals are for the City and Bellevue Development Corporation to study the need and potential for providing high-speed fiber, including meeting with other communities that have initiated such a project, surveying local business to determine needs, study best practices, and identify financing opportunities to support the installation of a fiber optics system.

The **City of Willard's** water policy is that they will extend lines outside the City limits when asked and when it is cost effective to do so. However, the City will not extend sanitary sewer lines without an annexation agreement. Plans call for development of two ground clearwells to hold another 750,000 gallons of treated water. Sewer separation remains a need in Willard, but it is not a top priority.

### **Village Plans for Infrastructure Improvements**

Individual Villages have created some plans for further growth or improvement to their infrastructure. In **Monroeville**, the extension of water lines to areas outside the Village is considered on a case-by-case basis. The Village has considered extending water to the north on River Road and west on Route 20. The limited user base makes the cost of extending water lines to these areas cost prohibitive. The Village also works to loop dead-end lines to improve flow and pressure. Monroeville's sanitary sewer system is subject to considerable infiltration and inflow of storm water, and plans are underway to undertake the necessary sewer separation and other measures, coupled with capital improvements to the wastewater treatment plant, to lessen the overflow.

In **Greenwich**, an additional 200,000-gallon tank was erected in 2001 to hold treated water. Like most villages, Greenwich also has overflow problems because of the predominance of combined sewers; combined sewers are still being separated within the Village. Grant proposal for 2016 has been submitted for separation of Seminary Street in the Village. Water lines have been extended east of Greenwich to SR 13, and along New Street to Plymouth East and Greenwich-Milan Town Line Road. In 2015 the Village of Greenwich as opened a Class IV registered compost site. This site is located in the Greenwich Reservoir Park.



In **New London**, sewer separation is a large priority, with an EPA mandate to reduce infiltration and inflow. The Village intends to smoke test and videotape its systems, then derive cost estimates and a “storm sewer master plan” for financing and construction of improvements.

In 2013 the Village of New London received \$6,648,000.00 in funding from the USDA-RD. \$3,724,000.00 in loan funding and \$2,924,000.00 in grant funding. The goal of this project was to eliminate the Sanitary Sewer Overflow at the sewer plant. This was done by installing new sewer main through the Village along with new manholes. Many of the homes on South Main Street & First Street had to have the sewer lines relocated from the back of the properties to the front. The project started in December 2013 and is expected to be completed by June 2015.

### Technology Infrastructure

In the twenty-first century, Broadband computer access to the Internet and cell telephone availability has become as important to some businesses and residents as such basic infrastructure items as water and sewer. Huron County is served by a number of Internet Service Providers and wireless telephone services. Most municipalities are also served by Time Warner for television cable connectivity, and Time Warner also offers cable Internet (“Roadrunner”) service as well as digital telephone service. DSL service is available in many areas from Verizon, and a number of local providers also offer dial-up, DSL, or wireless service.



**Cell Tower near US RT 250**

Public access to the Internet can be gained at several public library facilities throughout the county. However, users may have limitations imposed on them in order to serve everyone's needs.

While local wired telephone service throughout the county is provided by Frontier, there are a number of wireless cell phone services that can be received in the county. As technology continues to improve, there are very few notable areas within Huron County that receives inadequate service. It is still important to advocate for satisfactory reception throughout the county, for safety reasons as well as for business and personal use. There is also reason for local officials to advocate for toll-free calling throughout Huron County.

Local officials should also advocate for the proper placement and provision of telecommunications services throughout the county. For purposes of local planning, it is important to note that the Telecommunications Reform Act of 1996 defined the ability of local government to regulate telecommunications through zoning. While the Act forbids local government from using zoning to prohibit such uses as communications towers, it asserts the right of local governments to protect the public interest through zoning, by encouraging the co-location of transmission devices operated by competing companies on the same tower, for example. Counties must deal with requests to construct such towers in a timely and nondiscriminatory fashion. It is recommended that the county develop comprehensive policies to address future requests to construct such towers.

It may be advantageous to promote joint ventures with local governments. Some local governments have invited private telecommunications providers to bid on construction of towers to be shared with the local government for the installation of public safety communications, along with the private company's needs.

### **Coordinating Infrastructure Development with Orderly Growth**

In general, this comprehensive plan encourages development patterns where most new growth and development occurs within or contiguous to existing cities and villages. When this tenet is followed, the cost of extending necessary infrastructure is minimized. As a corollary to this basic guideline, industrial site planning should concentrate on designated growth areas such as planned industrial parks, where multiple facilities, both existing and planned, can utilize a single sewer or water line extension. Huron County is served by a number of economic development practitioners and offices. Those entities and individuals should continue their existing practice of identifying and promoting established industrial sites and parks that can be marketed for intensive future investment and development, and coordinating the selection and focused marketing of such sites with municipal and county officials who can ensure adequate and cost-effective provision of infrastructure, as well as adequate sources of energy to accommodate industrial processes.

In areas where development is driving the need for water or wastewater treatment facilities in non-municipal areas, the County should encourage the use of alternative treatment technologies when such methods are cost-effective and functional. Such technologies worth possible consideration may include decentralized systems, land treatment, wastewater irrigation, and mound or wetland systems.

In cases where utility extensions should be made to such areas, all communities and utility providers should have in place a specified policy for determining the method by which such extensions are made. In such cases, when the proposed development is compatible with this Land Use Plan as well as any applicable local jurisdiction's comprehensive plan, utility service should be extended but limited to the generalized areas targeted for growth. This is important because the construction of utility extensions, as well as roadways, can often determine the direction and location of growth throughout the County, and will in turn determine future land use patterns. For example, the size and capacity of a water line can determine whether an area is suitable for industrial processes that require a significant water supply. However, it is also possible, if determined economically feasible, to upsize a water line in order to accommodate growth plans.

The construction of a large-capacity water line will not prepare a site or area for "urbanizing" growth unless it is accompanied by the provision of a means for wastewater collection. For example, development has been somewhat hindered in the vicinity of Summit Racing Equipment Motorsports Park (formerly Norwalk Raceway Park) in Norwalk Township because, although potable water is available, there is no sanitary sewer system in the area. It is proposed that the provision of sanitary sewer lines, coupled with possible upgrades to the water distribution system, will help spur further development and increase development options in this designated growth area.

It is important to analyze the potential impact and benefit of utility extension projects in rural areas such as Huron County. While it is true that rural water and sewer facilities generate private investment and public funds and increase the property tax base, it is also

true that the average urban facility, typically costing only about one-third more than the average rural facility, has been found to create about twice the number of permanent jobs, induce three times more private investment, leverage twice as much in public funds, and add three times more to the local property tax base, as reported in the USDA publication “Rural America” in winter 2002. In planning for such investments, local governments should project their likely benefits, including revenues through tap-ins and utility bill payments, as well as other measurable impacts such as jobs and payroll created, tax base increases, and, on the other end of the balance sheet, public costs to extend and maintain services the new service area.

## Policy Statements and Recommendations

1. **The county has increased its access to a more substantial source of raw or treated water.** For example, NORWA currently obtains 80% of its water from Lake Erie. Contracts are also in place between NORWA and the cities of Norwalk and Willard, as well as the Village of New London.
2. **Options should be investigated in which larger municipal sources of water furnish treated water to nearby smaller developed areas and villages.** Cooperative efforts should result in the provision of water for all within the County. This recommendation has been identified in the past but has not been addressed. One potential area that could eventually be served by an outside entity is North Fairfield. Either NORWA, Norwalk, or Willard could provide water to this village’s customers, who currently obtain village water from shallow wells. Similarly, New London’s reservoir could supply Greenwich. Currently, the infrastructure exists to connect to these locations. An emergency connection from NORWA already exists for the Village of Greenwich. In such cases, the County could help facilitate such a project and help in finding funding or endorsing applications. Lowest-cost alternatives that are the most logistically feasible (such as when NORWA already has adequate lines within close proximity of a potential service area) should be recommended.
3. **Huron County water providers should work to collaborate and negotiate with Northern Ohio Regional Water Authority** in determining their respective service areas. Planned industrial growth areas must receive sufficient water, with hydrants, to provide for necessary fire flows, as well as to serve any anticipated manufacturing processes. Due to the extensive infrastructure countywide, NORWA currently has the ability to provide adequate water services for the above mentioned items, to a potential industry, by the time that the industry is built and ready to operate. Planning between water providers, as well as economic development, is still recommended to ensure a successful, timely process for new business.
4. **Another land use that may require additional infrastructure is rural recreational development.** Erie County has provided water and sewer service to a number of significant recreational facilities such as the new Kalahari resort and convention center. Huron County could be the site for growth resulting from the growing significance of the area as a tourism destination.
5. As smaller wastewater treatment plants become obsolete or fall under mandates, **communities should explore regional options with larger wastewater treatment plants** linking smaller communities.
6. **Alternative sewage treatment technologies should be promoted** in areas that exhibit special problems where there are documented health or environmental issues. Such alternatives as maintenance of septic systems, decentralized systems, and gray water

systems should be explored.

7. **Local officials should obtain input from industrial and commercial businesses regarding their energy utility (especially electrical) needs** and whether current and projected needs are being met. This information could be obtained through the retention and expansion program undertaken by HCDC. Data on business needs in areas where needs or projections are not being met should be communicated to the relevant utility provider, with provision for continued communication until needs can be met. Similarly, utility companies should inform local governments of planned improvements. A special need is for industrial parks to be in communication and coordinated with electricity and other utility (natural gas, broadband) suppliers to ensure that the needs of current and potential future users will be met in a manner that makes Huron County competitive as a business location.
8. **All areas of Huron County should be served by adequate cellular telephone service**, and providers should be informed of any area in the county where service is inadequate. Currently, there are very few areas that are inadequate but improvement is still needed in some areas.
9. **All areas of Huron County should be served by a level of Internet service that corresponds to the needs of the specific land use for that area.** For example, designated industrial growth areas should be able to obtain adequate broadband service, through T-1 lines, cable service, DSL, wireless, or other means. Key target areas should also be developed that have wireless capabilities as well. Many areas within the county have no broadband capacity. However, many agricultural concerns have turned to satellite service for GPS and other needs, rather than broadband.
10. The **Huron County Transfer Station** should continue to maximize its ability to handle recyclables of all types.
11. Industrial sites, parks, and planned growth areas should be planned and located in **designated growth areas** that can be served by adequate infrastructure.
12. **Stormwater management should be addressed throughout the county** by aggressively eliminating combined sewers, including provisions for retention and other mitigation measures in new subdivision regulations, enclosing highway ditches where feasible, and including stormwater standards within a county thoroughfare plan.

## Tax Sharing Provisions: JEDDs and CEDAs

Ohio law provides for the facilitation of cooperative economic development projects between a municipality and one or more adjacent Townships. One option is a Joint Economic Development District (JEDD). A Joint Economic Development District (JEDD) is an arrangement in Ohio where one or more municipalities and a township agree to work together to develop township land for commercial or industrial purposes.

The benefits to the municipality are:

- Income tax revenues increase.
- Infrastructure utilities typically increase, thereby increasing tax revenue.
- Economic issues between townships and cities or villages are solved in a cooperative manner.

The benefits to the township are:

- It does not lose prime development land
- It can still collect property taxes as well as a portion of the income tax collected
- It normally receives water from the municipality, which it may not otherwise have

To create a JEDD, the municipality and township work together to create a contract. This contract specifies details such as how taxes are levied and shared, annexation prohibitions, and water rates. The communities then vote on the agreement. The issue must pass in each community for the JEDD to be approved.

Ohio Revised Code Section 715.69 through 715.90 govern JEDDs and provide detailed information on the creation and governing of JEDDs.

Another economic development tool is the Cooperative Economic Development Agreement, or CEDA. Cooperative economic development agreements (CEDA's) were established for the purpose of facilitating cooperation between and among local governments to promote economic development or providing appropriate public services to further growth in a local community

The primary parties to an agreement are municipal and township governments. The county may be a party to an agreement. County participation, however, requires both a resolution of the board and the separate approval of each municipality and township that are parties to the agreement. The State of Ohio or any other entity may also become a party to the agreement with the separate approval of each municipality and township that are parties to the agreement. These agreements may be entered into for any length of time and may be amended or extended at any time.

Ohio Revised Code Section 201.07 provides detailed information on the creation and governing of CEDAs.

## **Chapter Nine                      Executive Summary**

It is hoped that the Huron County, Ohio Comprehensive Land Use Plan becomes a working document that has significant impact on how growth and development is managed by Huron County officials and the local jurisdictional representatives within the county boundaries.

Implementation of this report will be the responsibility of the Huron County Commissioners and the designated agencies that serve county residents. Local jurisdictions are encouraged to work with the commissioners, the Huron County Planning Commission and others to manage a consistent pattern of growth as development and redevelopment occurs throughout the county.

### **Use of the Plan**

The utilization of the Huron County, Ohio Comprehensive Land Use Plan can occur in many ways. First and foremost is the influence it is hoped to have on future land use decisions throughout the county. As the Huron County Planning Commission and other agencies that may become involved in making land use decisions and recommendations get involved in reviewing future development proposals, it is hoped that development proposals are looked at with the following criteria in mind:

- Is the proposed development consistent with the policies and recommendations within this document?
- Is the proposed development consistent with land use patterns throughout the county?
- Is the proposed development committing land to the best use possible?

It is also recommended that when elected and appointed public officials within Huron County make future decisions on investments and development of public utilities, decisions are made that are consistent with the policies and recommendations included in this land use plan. It is also hoped that when officials throughout the county revise existing or create new land use regulations this land use plan is taken into consideration throughout the decision making process.

### **Updates**

The last Comprehensive Land Use Plan for Huron County was completed in 2007. A lot has changed since then. It is hoped that this plan will be revisited every five years to measure the impact growth and development is having on the citizens of Huron County. Goals and policy statements should also be revisited, and revised if necessary, or new ones established based on relevancy to current conditions. The Huron County Commissioners should reconvene a task force every five years to report back on whether or not each element of this plan is relevant or revisions need to occur.

### **Policy Statements and Recommendations**

What follows is a compilation of the Goals, Policy Statements and Recommendations that the Huron County Comprehensive Land Use Planning Task Force recommended throughout the Plan. This information is categorized by each subject area that was reviewed.

**Economic Development**

1.	Promote Huron County as a single location for development, understanding that communities and sites within the county may compete for a business, but that locating the business within the county is a “win” for all of the county.
2.	Zoning should help guide industrial, commercial, and service businesses to appropriate and targeted locations based on their intensity of use, and impact on adjacent and nearby uses and infrastructure (water, sewer, roadway). Zoning is helpful in this regard in municipalities and in unincorporated areas. Encourage consistency in zoning throughout the county’s townships and municipalities wherever feasible, particularly within adjacent jurisdictions. Additionally, encourage townships to develop uniformity within their zoning codes.
3.	Slow, steady growth is projected for the County. Over the next twenty years, the need for additional land for industrial development is likely. Such use should be guided to existing or future identified sites and industrial parks. County and local officials should also make provision for the assembly of large sites, to be able to respond to larger prospective projects. Maintain a countywide database of prime locations (buildings, sites, and industrial parks) for industrial development, housed at the Huron County Development Council.
4.	When industrial site needs cannot be satisfied by existing available buildings or sites within municipalities, land which is adjacent to or in close proximity to those municipalities should be given highest priority. A major reason is the availability or low development cost of infrastructure extensions, proximity to employment bases, and orderly growth considerations. Priority sites should also be located adjacent to or in close proximity to appropriate transportation routes (highway and rail), corridors, and intersections.
5.	Provision of municipal services to new industrial sites as described in #4 above can be provided through annexation. Affected local jurisdictions (municipality and township) <i>may</i> pursue the creation of a Joint Economic Development District or Cooperative Economic Development Agreement.
6.	Regardless of the pursuit of new business ventures, primary emphasis should be placed on the retention and expansion of existing businesses. Efforts should be made to accommodate expansions of businesses at their current sites whenever feasible.
7.	Huron County is located at the fringe of the Lake Erie tourism region, which continues to grow in stature as a major destination. While Huron County’s position may be considered secondary, its proximity to the lakefront counties and several destinations (such as Summit Motorsports Park) help position it for a moderate level of tourism related development. Encourage tourism-related business that benefits from the county’s rural, natural, and historic assets, but which does not exploit or denigrate those resources. Use the county’s existing network of Chambers of Commerce and other business associations to promote tourism throughout the county.

8.	Encourage and develop programs, services, and incentives that maintain Huron County’s competitive advantages for business growth. These may include workforce development, financial incentives, adequate utilities, logistics for distribution of products, entrepreneurial development and counseling, and other assistance. One business amenity that is needed within the county is a facility to house business meetings ranging from small functions to larger (several hundred people) meetings.
9.	Maintain an economy of scale in supporting and coordinating local efforts and development organizations with the countywide Huron County Development Council.
10.	Support Huron County’s agricultural sector, which is the primary land use in the county, by taking steps to preserve farmland and minimize its loss, and by seeking complementary businesses such as value added food processing and large scale farming operations if they conform to standards of health and environmental integrity.
11.	Encourage the continuous improvement of information and communications technology to ensure that Huron County is a competitive location for technology-based business. Takes steps to proactively position Huron County and its communities for emerging technologies.
12.	Facilitate commercial and industrial development through maintenance of a business-friendly permitting and inspection process. Explore alternatives to the existing use of an outside commercial inspection and plan approval process (through Richland County), including initiation of a Huron County office, if such an office can be self-sustaining, or dedicated staff operating from another entity (i.e. Richland County, Erie County/Sandusky).
13.	<p>Preserve those features that set Huron County apart as a business location with a desirable quality of life. Such features include:</p> <ul style="list-style-type: none"> <li>a. Open space and recreational opportunities</li> <li>b. Leisure activities, including access to water, golf, walking trails, and other amenities.</li> <li>c. Outstanding generalist and specialist health care facilities and professionals.</li> </ul>



**Public Facilities**

14.	Continue to develop public facilities that are based on a solid plan.
15.	Ensure that all public facilities are easily accessible to all persons, placed in desirable location, properly maintained and operated in a cost effective manner.
16.	Enhance city and county parks, reservoirs, and other surface water. An Effort should be made to conduct a thorough inventory throughout the County
17.	Encourage Intergovernmental collaboration.
18.	Facilitate the development of needed facilities, seeking a balance of public and private facilities, based on a needs assessment and inventory of current facilities.

**Quality of Life**

19.	Promote Huron County as a place to live, work, shop, obtain services, and pursue leisure activities.
20.	Include consideration of all residents in an effort to maintain and/or improve the quality of life in the county.
21.	Preserve what truly is a peaceful quality of life.
22.	Balance the effect that small town life and affordable land costs will continue to draw people to Huron County with the resulting increased demands on services.

**Services**

23.	Consider outsourcing county services if it would be cost effective and maintain or increase the level of service.
24.	Meet the service needs of planned expanded growth areas and industrial areas.
25.	Provide the taxpayer with the best quality services at the lowest possible cost.
26.	Maintain and/or improve the services provided to the residents of the county.
27.	Any new county government facilities should be planned with accessibility by all Huron county citizens in mind.
28.	Senior centers currently exist in Willard and Norwalk; Bellevue has its own organization that meets at the Bellevue Community Center. Plans call for a new Norwalk facility to be sited on Benedict Ave. Due to changing demographics communities should be encouraged to expand existing and develop new senior services and facilities.
29.	There is a need for meeting facilities that can be used by public and private organizations for gatherings. Currently, facilities cannot adequately accommodate larger gatherings of several hundred people.

**Future Land Use**

30.	<p>Incorporate a process into land use planning that promises the highest and best use of any given site. At this time the Huron County Planning Commission and the Huron County Soil and Water Conservation District are the two agencies that are perhaps most involved in addressing land use issues on a county wide basis. Through membership most communities and interest groups are represented. The creation of a future land use map along with these policies will serve as another tool that can be used by these two organizations along with others to address this policy.</p>
31.	<p>Preserve prime areas for farming and protect existing farmlands where feasible. The recommendations from the Farm Land Preservation plan designate prime areas of farmland to be preserved. If the current trends of commercial and industrial development occurring along highway corridors and within incorporated areas continues this policy statement can be accomplished to some degree. The issue of large lot single family home building in unincorporated areas will have negative impacts on preserving prime farmland throughout the county, and should be considered carefully.</p>
32.	<p>Emphasize wise land use throughout Huron County. The comprehensive land use planning process is one that takes a long-term commitment by not only elected and appointed officials but citizens of a community as well. Consistency of thought and decision-making must occur through time and also through various terms and appointments of elected and appointed positions of government. Hopefully this Comprehensive Land Use Plan for Huron County will serve as a tool for consistency and wise land use decision making into the future.</p>
33.	<p>Assist in the development of uniform township zoning throughout the county, where possible. Fifteen of the nineteen townships within the county utilize zoning regulations as a land tool. Planning Commission helps to address some of the development occurring in several townships that are unzoned, along with inconsistencies in zoning.</p>
34.	<p>Encourage strategies that promote infill and the use of land within and adjacent to municipalities, where services and infrastructure can be provided most efficiently. There are a number of strategies, described within the plan that could be utilized to promote this type of development. Various incentives could be utilized as well. The County Planning Commission and the Huron County Development Council could be excellent conduits to facilitate these strategies</p>
35.	<p>Incorporate flexibility in the planning process, to allow for desired changes in future development patterns. There should always be the ability to amend or appeal the decisions made by public officials related to development patterns. There should also be the ability to make changes that will improve these patterns. A thorough review and amendment process will be an important piece of the implementation stage of this land use plan.</p>

36.	<p>Encourage compatible land uses along planned commercial or business corridors, in efforts to promote the highest and best use of the land while minimizing conflict in traffic circulation, drainage, water and sewer utilization, and basic community services. A pattern of land uses should be created as new development occurs along these corridors. When plans are proposed there should be mechanisms established throughout the county to provide for a thorough review by not only building officials but fire, safety, and transportation officials as well. While looking at various issues related to their respective authority, officials should also look at minimizing the potential conflicts in land use patterns. When reviewing development in this regard, there should be a smooth transition between single family and multifamily development, commercial and industrial and all of the various land use types as to how they relate to each other. Conflicts should be minimized and solutions should be explored to eliminate any potential conflicts.</p>
37.	<p>Encourage the use of tools that aid coordination between adjacent jurisdictions in minimizing land use conflicts and promoting tax revenue sharing resulting from new development. These tools could be incentives provided by the State of Ohio. Other tools such as development agreements between various political jurisdictions could also be utilized. Agreements related to water and sewer development are yet another example. While looking at these tools the Huron County Planning Commission and the Huron County Development Council can be excellent conduits to facilitate projects through the political process.</p>

**Natural Resources**

38.	<p>Practice efficient land use policies. While Huron County is largely rural, and may not need to address principles of sustainable development throughout the entire county, the principles associated with “new urbanism”, which advocate development within and near established urbanized areas and activity centers, are worth considering when endeavoring to preserve and not encroach upon the county’s natural resources and other sensitive areas. The use of a Joint Economic Development District or Cooperative Economic Development Agreement, described in Chapter 8, offers another means of guiding development to unincorporated areas that are adjacent to and coordinated with urbanized municipal areas.</p>
39.	<p>Follow established procedures within the Huron County Subdivision Regulations &amp; the Farmland Preservation Plan to preserve our natural resources.</p>
40.	<p>Incorporate environmental considerations in all development planning and review processes. It is recommended that a number of environmental factors, many of which are taken from the seminal publication, “Caring for the Land: Environmental Principles for Site Design and Review” (Bruce Hendler, 1977), also be considered. Those factors, which should be considered when a new development project is being considered or planned, are listed in the Natural Resources chapter, and should be consulted.</p>

41. Follow established procedures for erosion and sedimentation control

One significant impact of any development upon the environment is the erosion and sedimentation that results from altered patterns and pathways for storm drainage. Typical problems encountered with new developments include a large increase of area exposed to soil erosion and runoff; increased volumes of runoff, soil movement, sediment and peak flows caused by removal of natural cover, increase in impervious surface areas, changes in drainage areas and the volume and duration of water concentration caused by grading and related factors, reduction of water intake of soils from compaction by construction equipment, and prolonged exposure of unprotected sites to adverse weather.

The “general principles for effective water management and erosion/sedimentation control” should be applied in practical combinations to provide effective erosion and sedimentation control. In addition to these principles and practices, all subdivisions shall be reviewed by the County Engineer to see if control measures are needed to minimize water, erosion, and sediment problems. An erosion and sediment control plan shall be submitted for all subdivisions containing more than ten lots or having proposed street construction. Those with less than ten lots, which are a portion or phase of a larger proposed allotment, shall submit a tentative NPDES erosion and sediment control plan for the entire allotment. The County Engineer, upon recommendation from HSWCD, shall accept or suggest modifications of all erosion and sedimentation control plans.

**Transportation**

42. Although Townline Rd. 12 is in good condition, there is need for another improved east-west roadway in the county. This lack of east-west mobility can be alleviated with the improvement of US 224 to a four-lane highway and its realignment to bypass Willard. Although less costly alternatives may need to be considered in the short run, long-range planning should target the upgrade of US 224 to a four-lane, limited access highway throughout Huron County, with the four lane configuration reaching east to its intersection with I-71.
43. In order to provide proper long-range planning for roadway widening and expansion, current zoning and land use practices should incorporate mandated “super setbacks” along the US 250 and US 224 corridors, as well as along US 20 east of Norwalk. This will allow for easier land acquisition, clearance, and site preparation for future widening projects. Rights of way should be under site control, with easements. Ideally, US 250 should be of a four-lane configuration from US 224 to Erie County, where it is now four lanes. Additionally, in the short term, sufficient shoulders should be constructed along the two-lane Route 250. This may include converting ditches to culverts, but the safety factor associated with emergency needs to exit the travel lanes should be met as soon as possible.
44. Long-range planning should also continue to include consideration of a north-south bypass in Norwalk and an east-west bypass in Bellevue. The Norwalk bypass may include the aforementioned Greenwich-Milan Townline Road, with consideration to a northern extension to rejoin US 250. Several southerly alternatives for the Bellevue bypass have been proposed. In proposing bypass alignments, the upgrading of existing roadways should be considered where feasible

45.	Local officials must work within a regional context to maximize political clout. This regional support may come from the Metropolitan Planning Organization (MPO) of Erie County. The potential for Huron County's (or a portion of the County as the more northerly municipal areas of Norwalk, Monroeville, and Bellevue) inclusion within the MPO should be explored. Other regional affiliations may include working with the Toledo Port Authority. Further, Huron County should build a consortium with Ashland and Richland Counties for cases when a combined effort will assist in advocating for a mutually desired project.
46.	Local officials should involve ODOT and its Ashland District Office in their planning efforts, in order to advocate for priority projects. Advocacy of projects with ODOT should be aggressive and consistent. Local officials should explore how to provide significant local matching funds to gain ODOT's attention.
47.	The County and its effected subdivisions, with Emergency Management Agency serving as the lead agency on such projects, should continue to advocate for and support these improvements, with a prioritization of need for crossing improvements, and the ultimate goal of lights and gates, if not grade separations for every crossing.
48.	Early stage planning is underway for high speed passenger rail between Cleveland, Columbus and Cincinnati. It is possible that the rail route will pass through southern Huron County. County officials should monitor the progress of this project and advocate for a regional stop within the county. It may be more realistic to locate a maintenance facility for the upgraded line in Huron County

**Infrastructure and Utilities**

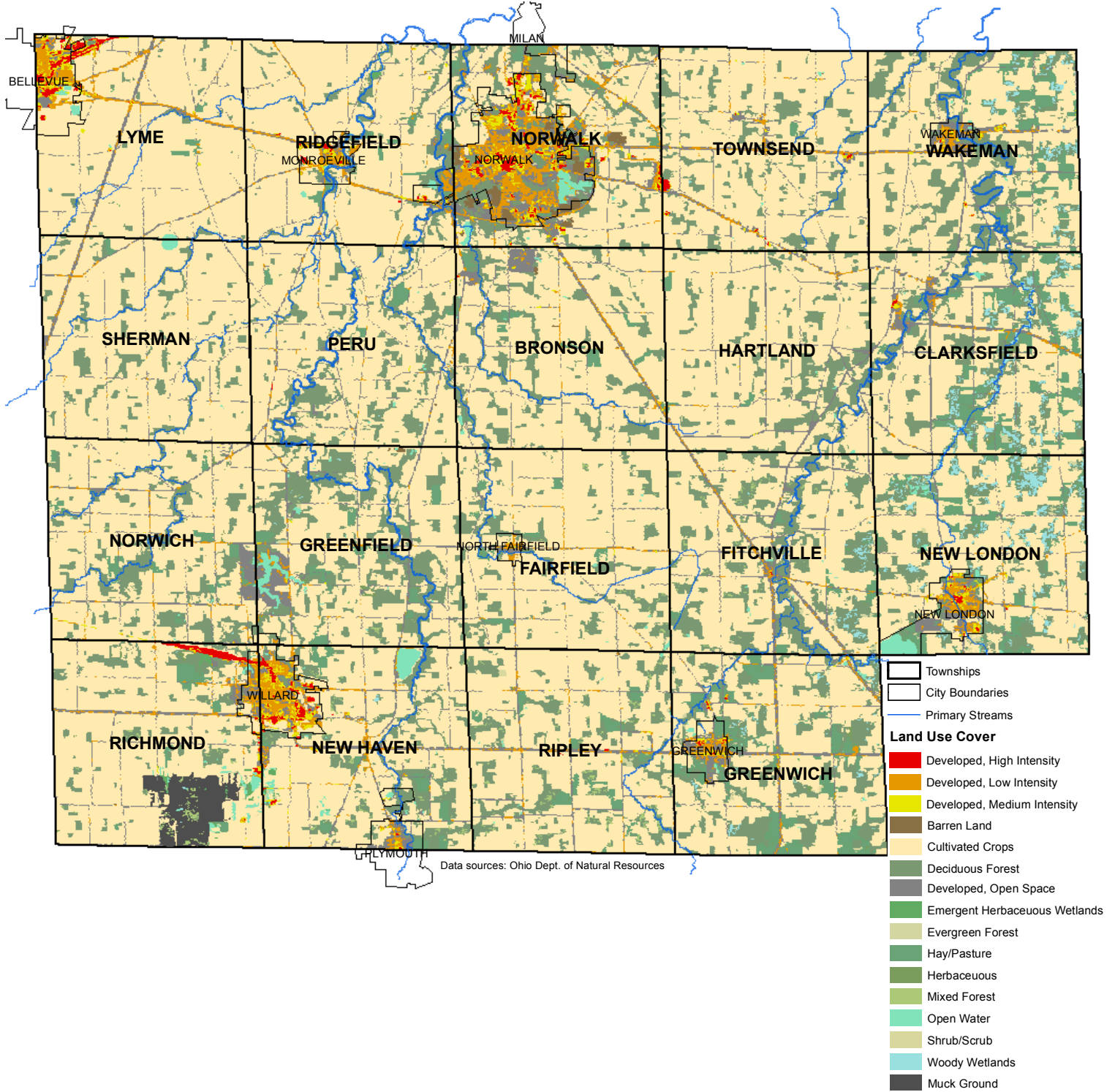
49.	<p>Options should be investigated in which larger municipal sources of water furnish treated water to nearby smaller developed areas and villages. Cooperative efforts should result in the provision of water for all within the County. For example, Willard has furnished water to the village of Plymouth for many years, and New London extended distribution lines to every household in New London Township. Willard and New London have significant water capacity, and can furnish water either directly or indirectly by providing water to NORW. Indeed, New London is now providing water to NORW for distribution in nearby unincorporated areas.</p> <p>One potential area that could eventually be served by an outside entity is North Fairfield. Either NORWA, Norwalk, or Willard could provide water to this village's customers, who currently obtain village water from shallow wells. Similarly, New London's reservoir could supply Greenwich. In such cases, the County could help facilitate such a project and help in finding funding or endorsing applications. Lowest-cost alternatives that are the most logistically feasible (such as when NORW already has adequate lines within close proximity of a potential service area) should be recommended.</p>
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50.	The creation of one or more water districts may become a feasible option for the provision of water to developing areas outside but within close proximity to current municipal borders. A Willard water supply district could provide water to growth areas in nearby townships, and Willard has provided water to nearby areas where residences have inadequate water. As noted previously, New London has constructed water lines for all of New London Township. Further expansion into adjacent developed land can help guide land use if it is carefully planned, with larger capacity lines targeted to state highway corridors and sites where industrial and commercial development is desired.
51.	Huron County water providers should work to collaborate and negotiate with Northern Ohio Regional Water Authority in determining their respective service areas. This process of collaboration has been carried out between the City of Norwalk and NORW. Regardless of the outcome of such planning, care should be taken to ensure that designated growth areas would be served with adequate water (for drinking and fire protection) volume and pressure for the type of land use envisioned for that specific area. Planned industrial growth areas must receive sufficient water, with hydrants, to provide for necessary fire flows, as well as to serve any anticipated manufacturing processes.
52.	Another land use that may require additional infrastructure is rural recreational development. Erie County has provided water and sewer service to a number of significant recreational facilities such as the Kalahari resort and convention center. Huron County could be the site for growth resulting from the growing significance of the area as a tourism destination
53.	As smaller wastewater treatment plants become more obsolete or fall under mandates, communities should explore regional options with large wastewater treatment plants linking smaller communities.
54.	Alternative sewage treatment technologies should be promoted in areas that exhibit special problems where there are documented health or environmental issues. Such alternatives as maintenance of septic systems, decentralized systems, and gray water systems should be explored.
55.	Local officials should obtain input from industrial and commercial businesses regarding their energy utility (especially electrical) needs and whether current and projected needs are being met. This information could be obtained through the retention and expansion program undertaken by HCDC. Data on business needs in areas where needs or projections are not being met should be communicated to the relevant utility provider, with provision for continued communication until needs can be met. Similarly, utility companies should inform local governments of planned improvements. A special need is for industrial parks to be in communication and coordinated with electricity and other utility (natural gas, broadband) suppliers to ensure that the needs of current and potential future users will be met in a manner that makes Huron County competitive as a business location
56.	All areas of Huron County should be served by adequate cellular service and served by a level of internet service corresponding to the needs of the specific land use for that area. For example, designated industrial growth areas should be able to obtain adequate broadband service, through T-1 lines, cable service, DSL,

	wireless, or other means. Key target areas should also be developed that have wireless capabilities as well. Many areas within the county do not have broadband capacity. However, many agricultural concerns have turned to satellite service for GPS and other needs, rather than broadband.
57.	The Huron County Transfer Station should continue to maximize its ability to handle recyclables of all types.
58.	Industrial sites, parks, and planned growth areas should be planned and located in designated growth areas that can be served by adequate infrastructure.
59.	Stormwater management should be addressed throughout the county by aggressively eliminating combined sewers, including provisions for retention and other mitigation measures in the subdivision regulations, enclosing highway ditches where feasible, and including stormwater standards within a county thoroughfare plan.

# Huron County

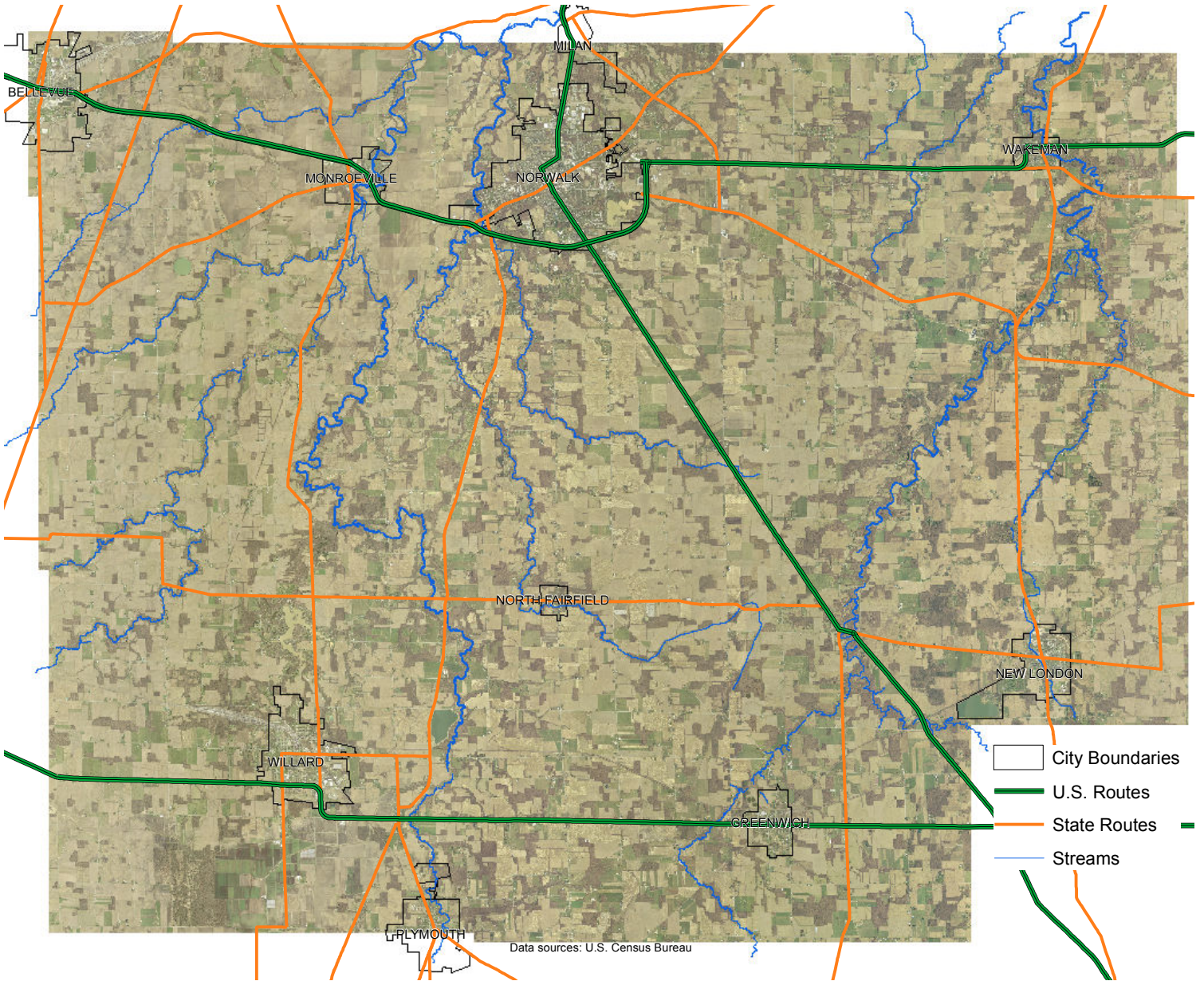
## Land Cover Use





# Huron County

## Road Network



# Huron County School Districts

