

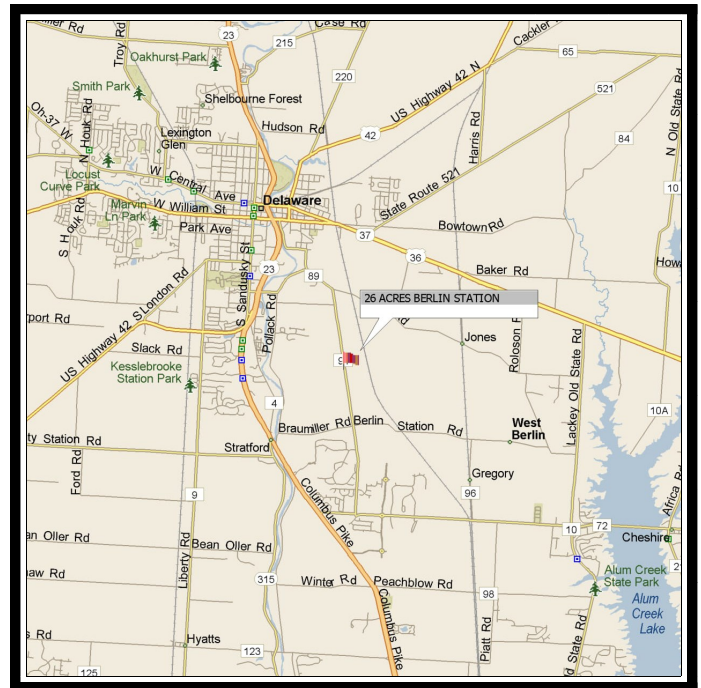


26.26 ACRES FOR SALE DELAWARE CITY SCHOOLS



- 0 Berlin Station Rd. Delaware, OH 43015
- Gorgeous Setting
- 11 Acres of Woods, Creek, Ravine
- Delaware Township, Zoned FR-1
- Suburban Natural Gas
- Spectrum Cable/Broadband
- DelCo Water At Road
- City of Delaware Sewer Along South Property Line- Must Be Annexed For Svc.
- 960 LF Existing Road Frontage

PRICE REDUCED
\$525,000



Call Ron Beitzel to Schedule a Showing or Request Additional Information





Status: Active
List Number: 216025933

List Price: \$525,000
Original List Price: 756,000
Showing Start Date: 07/15/2016
VT:

Parcel #: 419-110-02-031-000 Traffic Count PerDay:
Add Parcel Numbers: 41911002030000, 41911002025000 (Portion) Zoning: FR-1
Previous Use:
Tax District: 12
Acreage: 26.28 Lot Size (Side):
Minimum Acreage: Lot Characteristics:
Minimum SF Avail: Max Contiguous SF Av:
Tillable Acres: Road Frontage:
Lot Size (Front): Useable Acres:
Res Dwelling/Other Structure: No Year Remodeled:
of Dwellings: # of Buildings:
Year Built: Built Prior to 1978: No
Building Sq Ft: Possession:

General Information

Address: 0 Berlin Station Road
Between Street: Kingsbury Road & Braumiller Road
Subdiv/Cmplx/Comm:
Dist To Intersxn:

Unit/Suite #: Zip Code: 43015
City: Delaware Corp Limit: None
County: Delaware Township: Delaware
Multiple Parcels: School District: DELAWARE CSD 2103 DEL CO.

Financials

Gross Income: 3,060	Tax Incentive:	Net Operating Income: 0
Tax Abatement: No	Abatement End Date:	Total Expenses: 0
Taxes (Yrly): 2,727	Tax Year: 2015	Assessment:
For Sale: Yes	Price Per Acre: 27,000	Mortgage Balance:
For Lease: No	Addl Acceptance Cond: None Known	
For Exchange: No		

Features

Services Available:
Construction:
Miscellaneous:
MLS Primary PhotoSrc: Realtor Provided

Property Description

26.28 Acres Residential Development Land. Delaware School taxes, not Olentangy. Delaware City Sewer at south property line. Property needs to be annexed to obtain sewer service. Delco water @ road. Beautiful 11 acre wooded area with stream and ravine. Property across from proposed Terra Alta subdivision. 17 acres tillable. Leased for crops at \$180/tillable acre. Acreage subject to survey.

Sold Info

Sold Date: DOM: 1406 SP:
Sold Non-MLS: No
SlrCns: SlrAst:

Selling Brokerage Lic #:

Sold Non-MLS: No

May 20, 2020

Prepared by: Ronnie L Beitzel

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2020 MLS and FBS. Prepared by Ron Beitzel on Wednesday, May 20, 2020 2:17 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

IMG_3449



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IMG_3463



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IMG_3481



IMG_3484



26.258 Acres Plan -1



26.258 Acres Soils Map -1



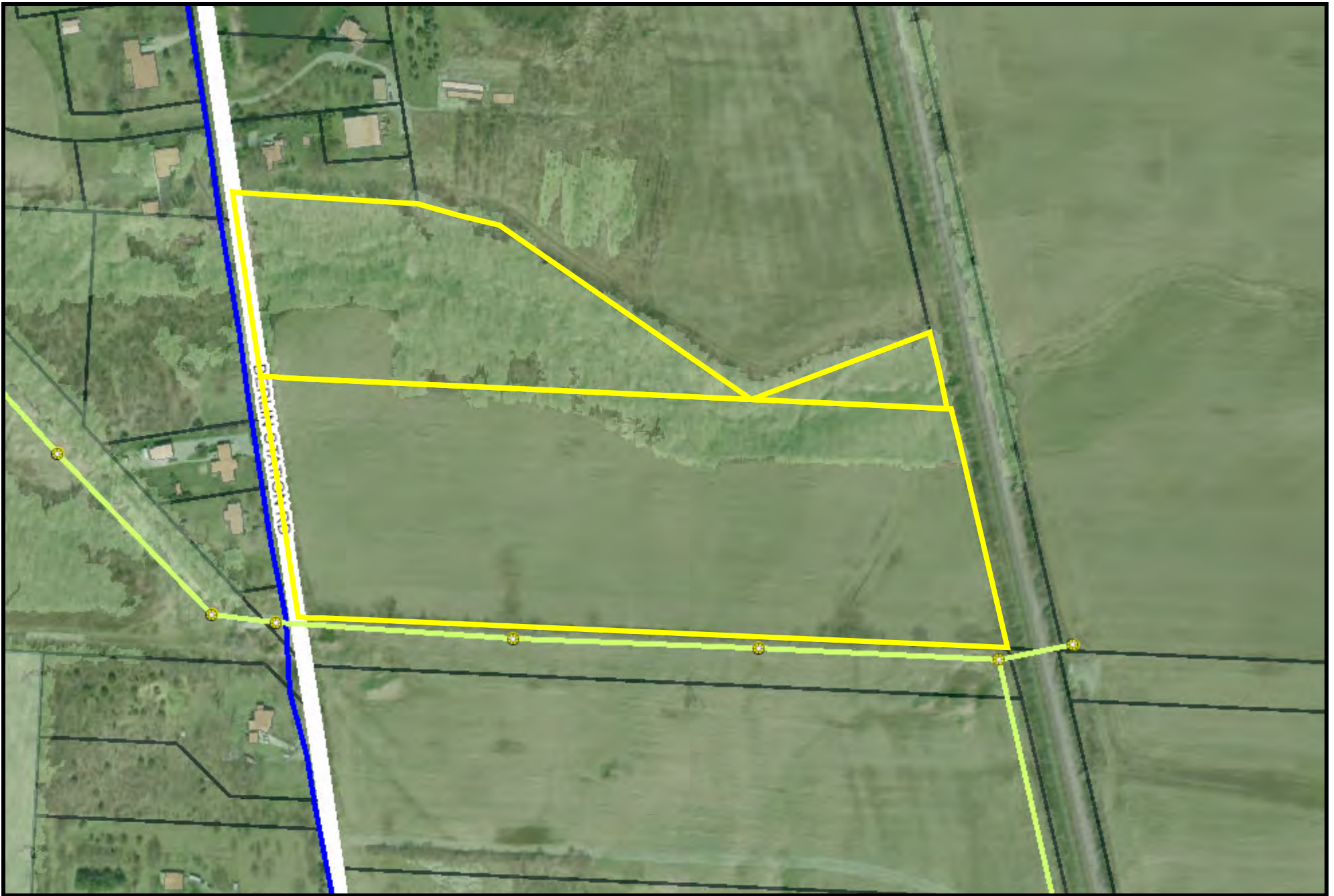
26.258 Acres Topo Plan -1



Sewer Water Lines Berlin Station Road Ed



City Delaware Sewer @ South Property Line- DELCO Water @ Road



Sewer & Water Lines 26.268 Ac. Delaware

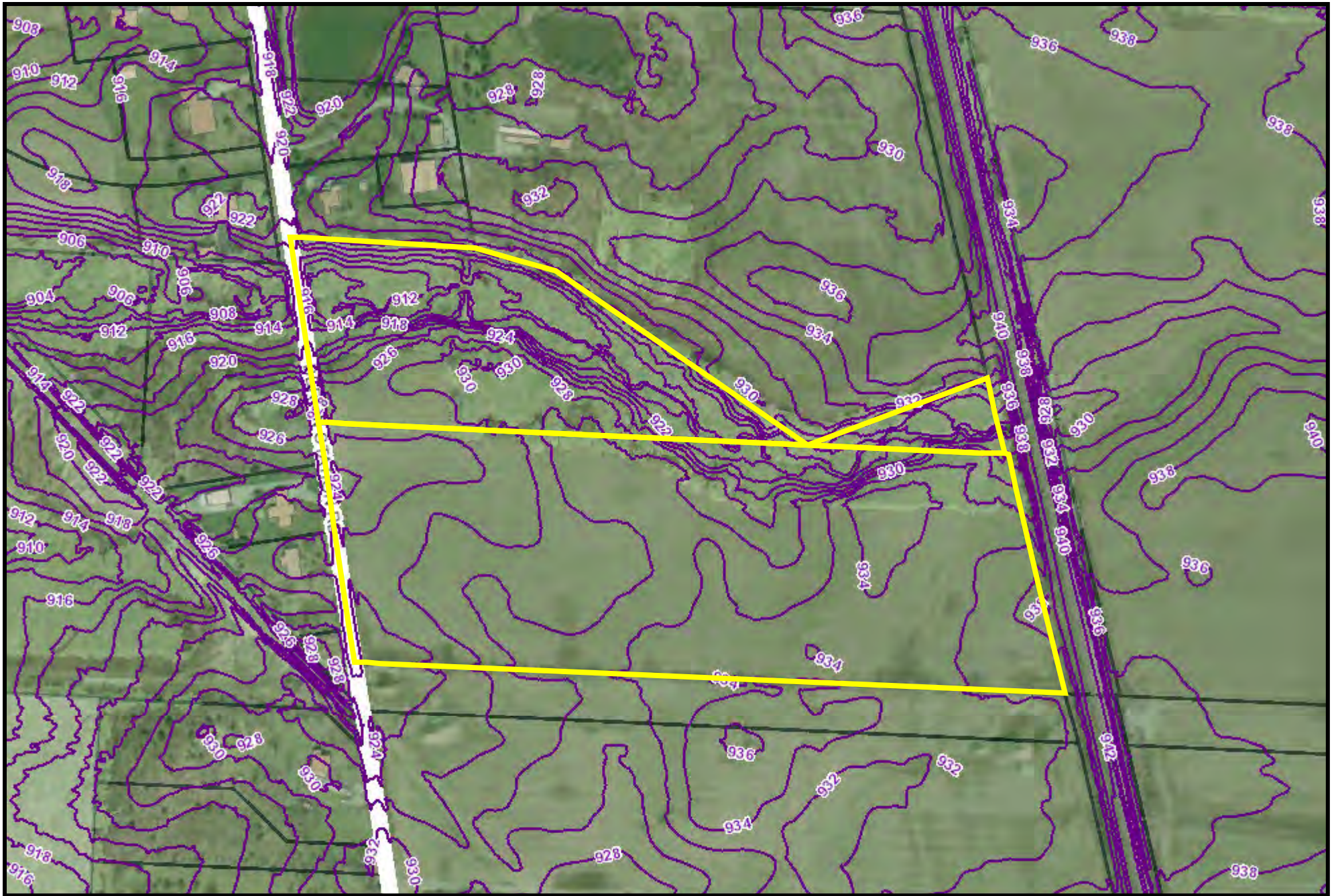
Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel. Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201). Please report any errors or omissions to the Delaware County Auditor's office at delcogis@co.delaware.oh.us.
 Prepared by: Delaware County Auditor's GIS Office



Delaware County Auditor
 George Kaitza



Printed on 3/21/2018



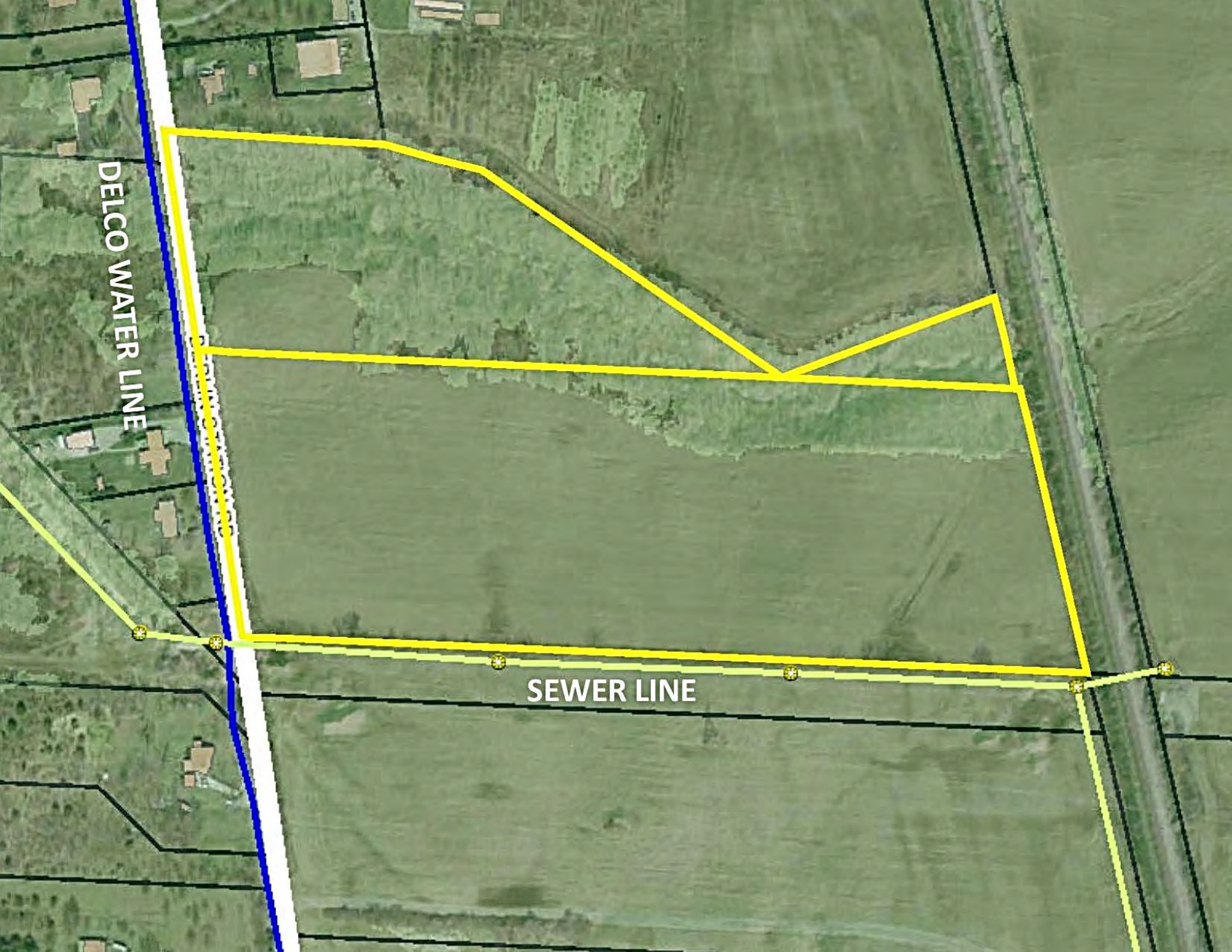
Topographic Map

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Delaware County Auditor
 George Kaitza





DELCO WATER LINE

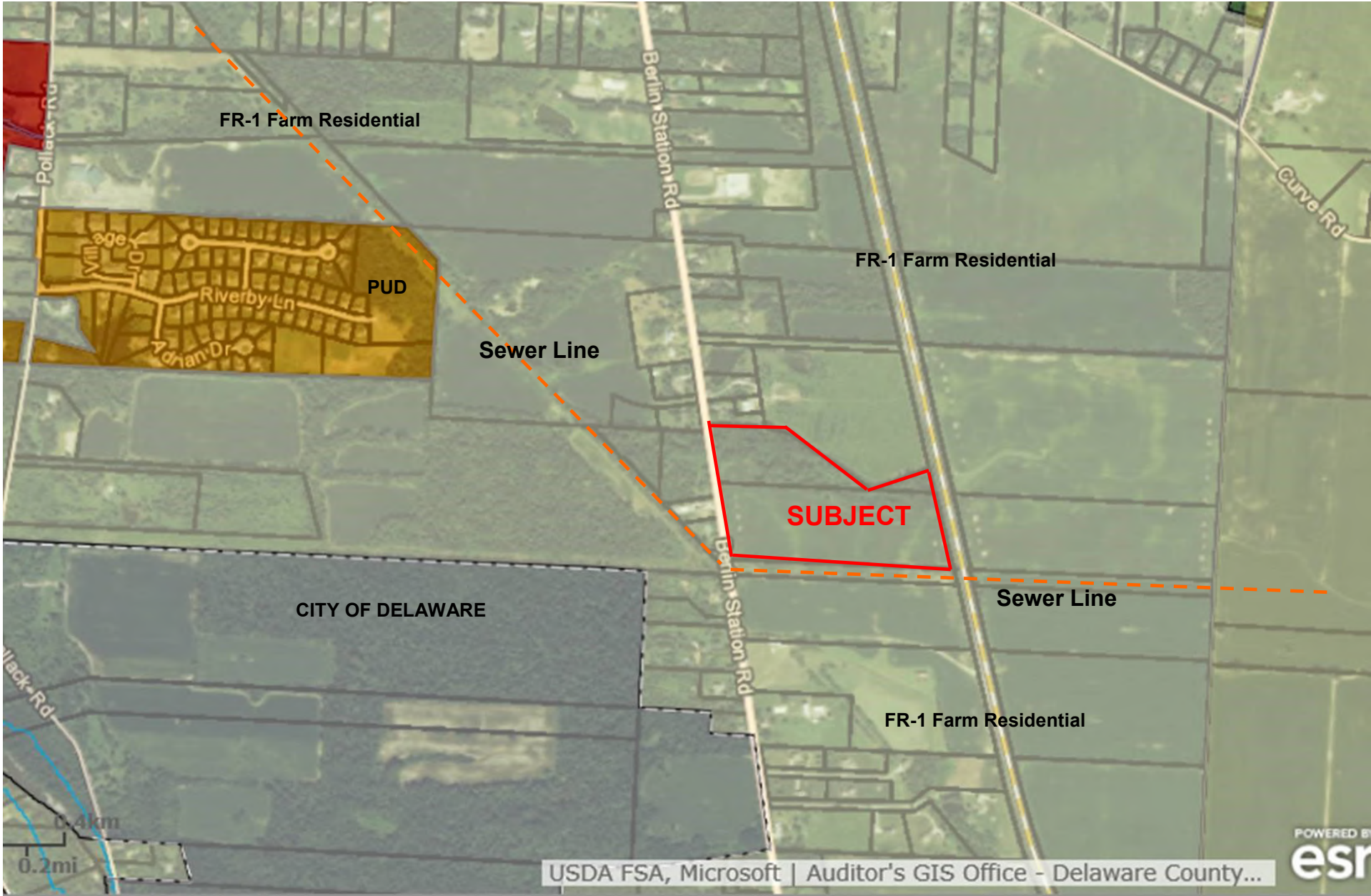
SEWER LINE

PROPERTY BOUNDARY

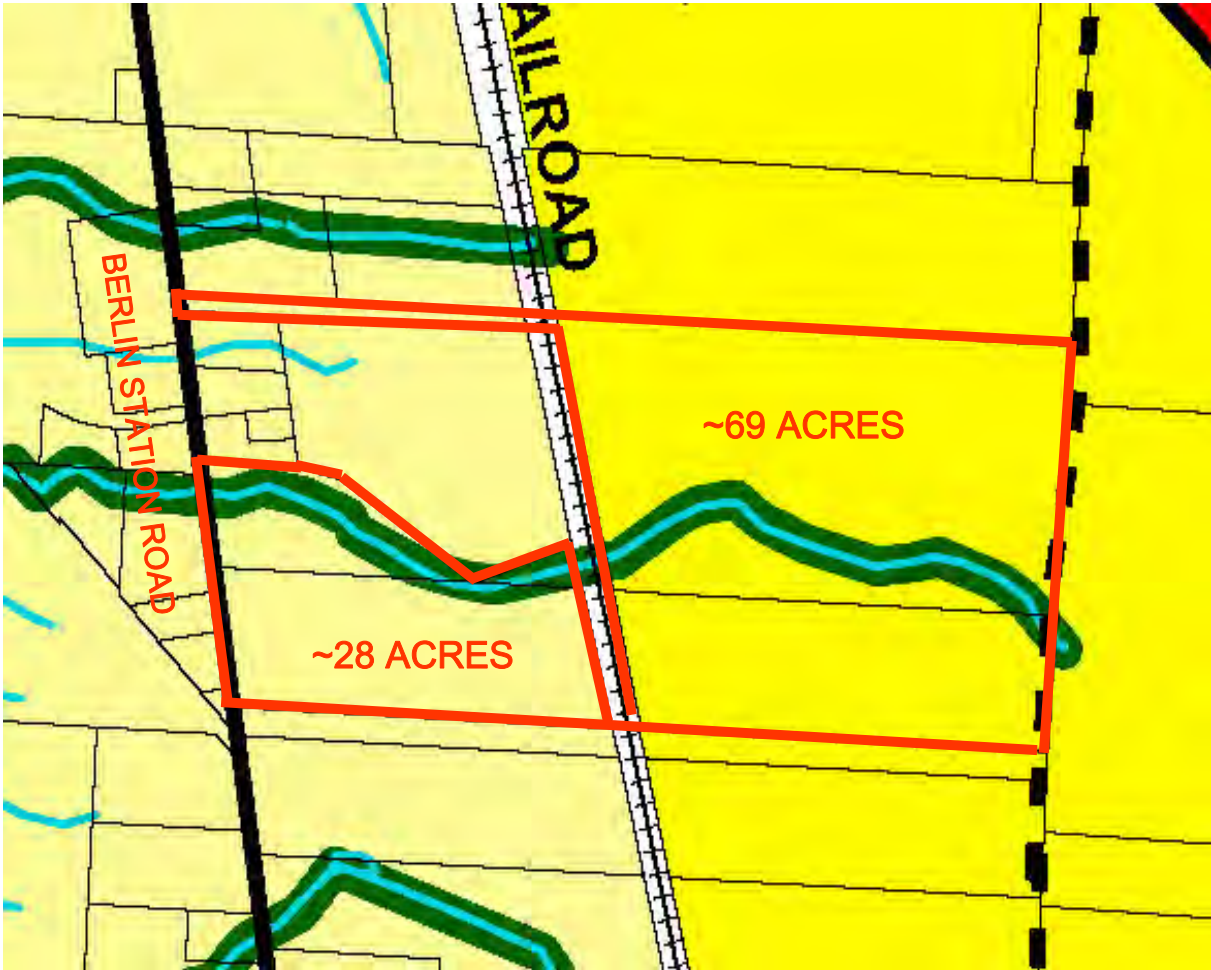
**~26 ACRES BERLIN STATION ROAD
APPROXIMATE PROPERTY LINE DIMENSIONS SUBJECT TO FORMAL SURVEY**



DELAWARE TOWNSHIP ZONING BERLIN STATION ROAD AREA

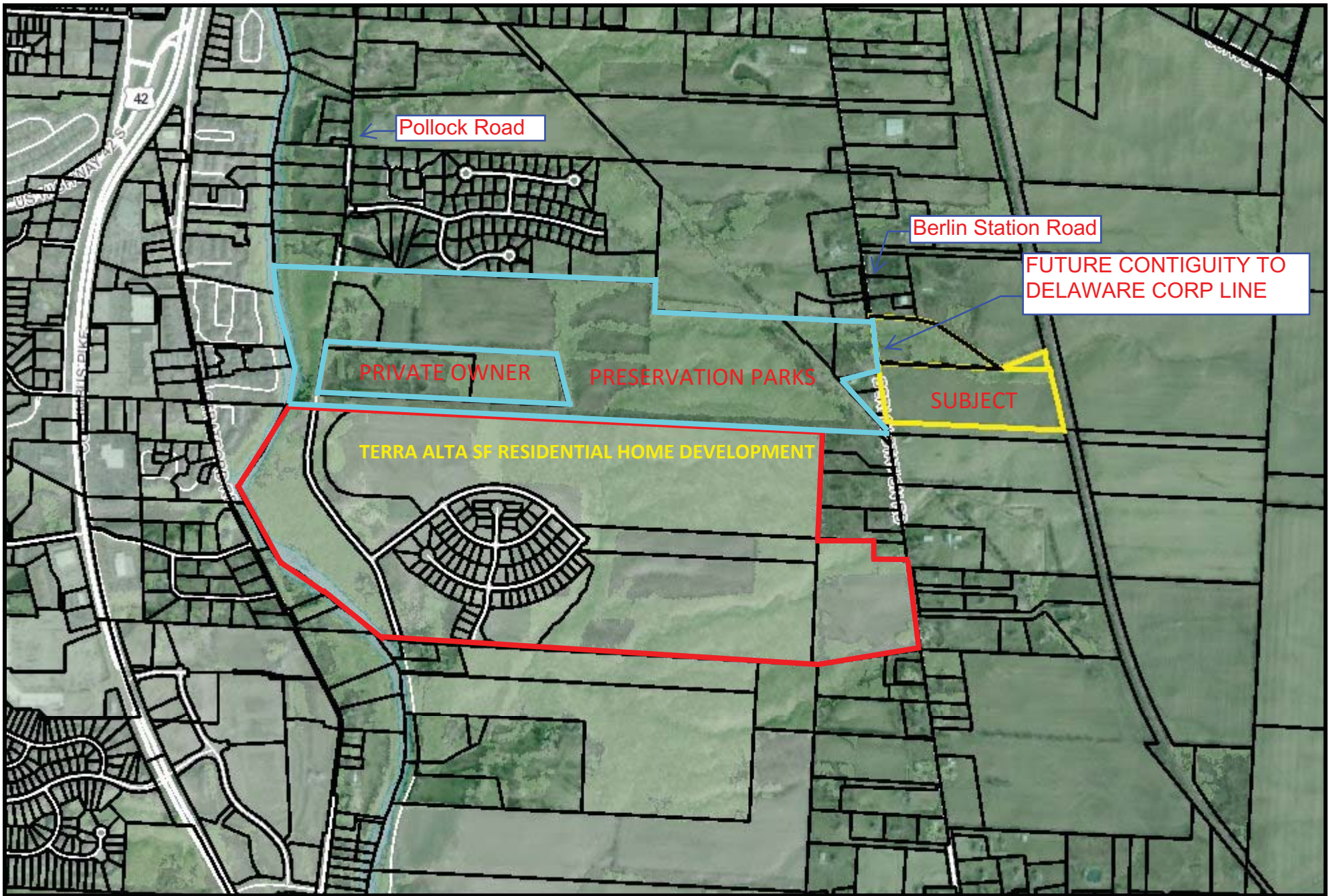


CITY OF DELAWARE LAND USE PLAN



Future Land Use Map COMPREHENSIVE PLAN

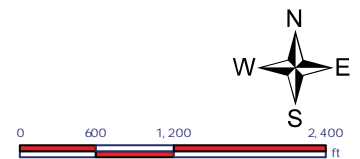
	DENSITY	PREFERRED ZONING FOR UNDEVELOPED SITES	
Agriculture/Rural Residential	Less than 1 du/ac	A-1	Mixed Use
Very Low Density Single-Family	1-2 du/ac	ER-1 and ER-2	Commercial
Low Density Single-Family	2-3.25 du/ac	R-1 and R-2	Office/Flex Office
Moderate Density Single-Family	3.25-4.75 du/ac	R-3 and R-4	Institutional
High Density Single-Family	4.75-7.25 du/ac	R-5, R-6, and R-7	Light Manufacturing
Low Density Multi-Family	6-8 du/ac	R-5	Heavy Manufacturing
Moderate Density Multi-Family	8-10 du/ac	R-6	Major Open Space
High Density Multi-Family	10+ du/ac	R-7 and R-8	Floodplains/Major Greenways



Delaware County Auditor
George Kaitza

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Prepared by: Delaware County Auditor's GIS Office

Printed on 3/16/2020



TERRA ALTA PROJECT

MARCH 2020

Legend

PRESERVATION PARKS

SUBJECT

TERRA ALTA
SUBDIVISION

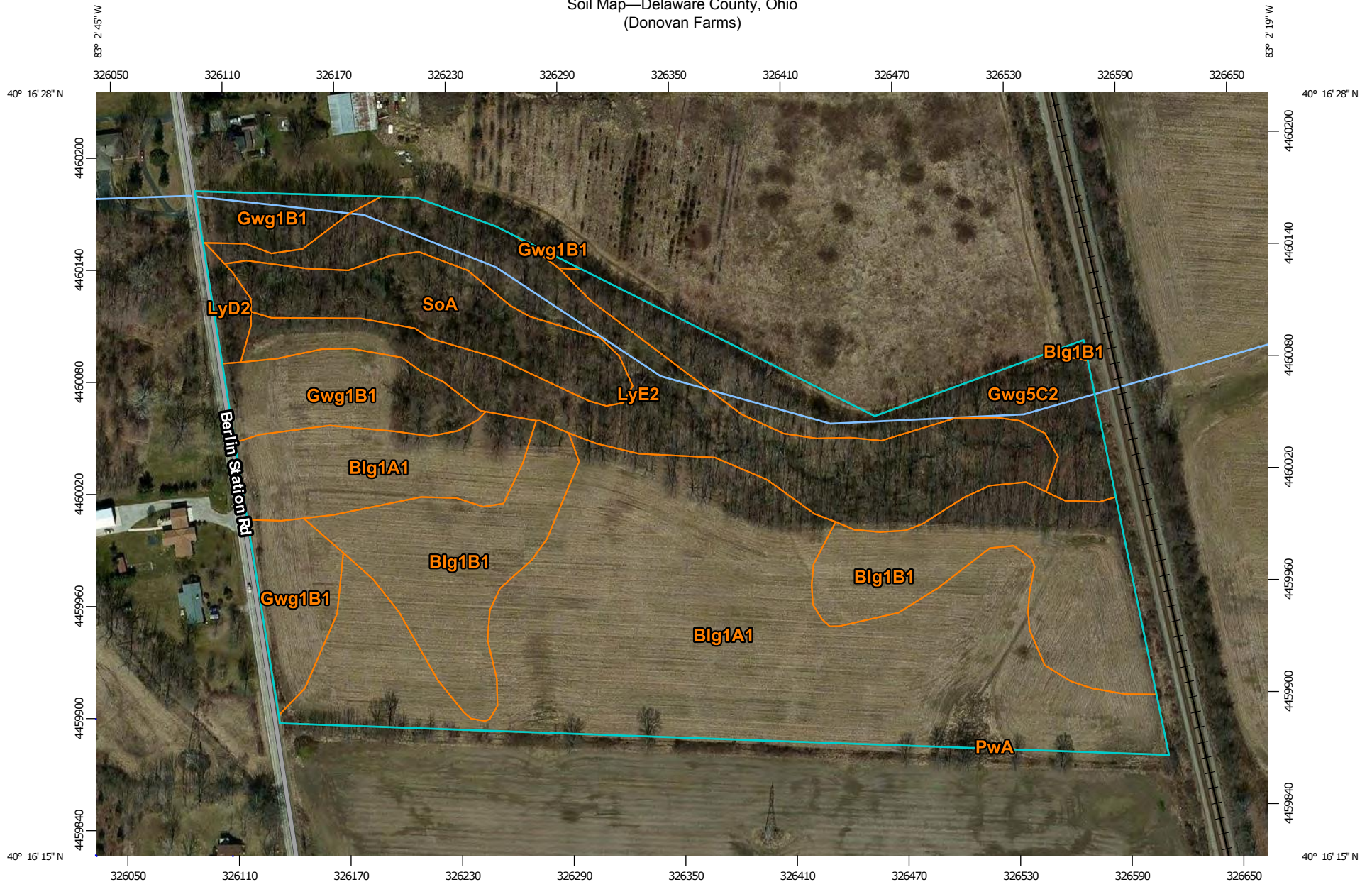
Google Earth

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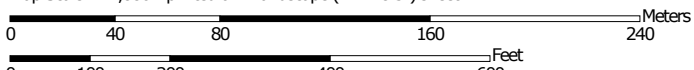


3000 ft

Soil Map—Delaware County, Ohio
(Donovan Farms)



Map Scale: 1:2,880 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Delaware County, Ohio
Survey Area Data: Version 14, Sep 26, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 27, 2012—Mar 10, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Delaware County, Ohio (OH041)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	11.6	41.9%
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	4.7	17.0%
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	2.6	9.5%
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	2.0	7.4%
LyD2	Lybrand silt loam, 12 to 18 percent slopes, eroded	0.2	0.8%
LyE2	Lybrand silt loam, 18 to 25 percent slopes, eroded	4.8	17.3%
PwA	Pewamo silty clay loam, 0 to 1 percent slopes	0.0	0.0%
SoA	Sloan silty clay loam, till substratum, 0 to 2 percent slopes, occasionally flooded	1.7	6.1%
Totals for Area of Interest		27.8	100.0%

Delaware Township

Zoning Resolution

Effective August 13, 2007

Delaware County, Ohio

SUBJECT PROPERTY ZONED FR-1

DELAWARE TWP. RESIDENTIAL ZONING CODE CLASSES EXCERPT FOLLOWS

Sharon Hough Zoning Inspector

760 Hudson Road, Delaware, Ohio 43015

(740) 369-7872 (O)

(740) 272-7050 (C)

CLICK HERE

REFER TO DELAWARE TWP ZONING CODE FOR MOST UP TO DATE INFORMATION

ARTICLE VIII – FARM RESIDENTIAL DISTRICT (FR-1)

Section 8.01 – PURPOSE: See Section 5.061

Section 8.02 – PERMITTED USES: Within the Farm Residential District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

- A.) Single-family dwellings (limited to one dwelling per parcel, tract, or lot) where each lot conforms to the minimum standards of this district.
- B.) Accessory buildings and accessory uses including private garages and one apartment for domestic help employed on the premises or farm labor.
- C.) Projects specifically designed for watershed protection, conservation of soil or water or for flood control.
- D.) Agricultural, as may be permitted under Section 6.02
- E.) Temporary structures such as mobile or manufactured homes and temporary buildings of a non-residential character may be used incident to construction work on the premises or on adjacent public projects or during a period while the permanent dwelling is being constructed. The user of said structure shall obtain a permit for such temporary use, which permit shall be valid for six (6) months and may be renewed not more than three times. Renewal of the permit shall be at the discretion of the Zoning Inspector on finding of reasonable progress toward completion of the permanent structure or project. The Zoning Inspector may require provisions for sanitary waste disposal, solid waste disposal and water supply, as he deems necessary. The Board of Township Trustees thereof shall establish the fees for such permit and renewals. Said temporary structure shall be removed not later than ten (10) days after expiration of said permit.
- F.) Limited Home Occupation as provided in Section 21.13.
- G.) Schools and Parks
 - 1.) Public or private school offering general educational courses and having no rooms regularly used for housing or sleeping of students.
 - 2.) Parks, playgrounds, and play fields open to the public without fee.
- H.) Religious Land Uses- Church, place of worship, place of religious assembly, religious institution, and parsonage provided:
 - 1.) Parking, landscaping, lighting and signage conform to Article XXI.
 - 2.) There is adequate area for water supply and wastewater disposal if located on site.
 - 3.) All aspects of public health, safety and welfare are provided for (meets building code, life safety code, electrical code, etc.)

- I.) Adult Family Homes as provided for and defined in ORC Chapter 3722.
- J.) Child Day Care- Child day care provided in-home for six or fewer children, provided the day care is accessory to the use of the dwelling as a residence, and further provided that such child day care qualifies as a “Type B family day care home” as defined in Ohio Revised Codes Section 5104.01.
- K.) Common Access Driveway Subdivision.

Section 8.03 – CONDITIONAL USES: Within this zoning district the following uses may be permitted, subject to the conditions and restrictions imposed by the Board of Zoning Appeals pursuant to the provisions of Article XXVIII of this Resolution. Conditionally permitted uses shall be considered abandoned if said use or uses are not commenced within one (1) year from the date of BZA approval or are discontinued for a period in excess of two (2) years. Unless the conditional use permit specifically provides that the grant shall be permanent and shall run with the land, the sale or conveyance of the land and/or structure wherein the same is located or upon which the same is granted shall void the conditional use permit, and the subsequent owner(s) or his agent shall be required to reapply for a continuation and/or modification of such use(s) to the Board of Zoning Appeals. A designation by the Board of Zoning Appeals that a permit is permanent and shall run with the land does not affect the right of authorities to revoke the permit for failure to comply with conditions imposed. No conditional use shall be implemented until the Zoning Inspector issues a permit of compliance.

- A.) Expanded Home Occupations as provided in Section 21.14.
- B.) Public or Private Schools or Colleges. Instructional areas, whether improved with buildings or not, shall provide adequate parking areas for faculty, staff and students. Such parking may not exist within the right-of-way of any road or highway. A site plan shall be prepared and submitted for consideration by the Board of Zoning Appeals and shall provide screening adjacent to residential areas.
- C.) Farm Labor Housing. One occupied manufactured home to be occupied by full-time farm labor only and provided that said manufactured home is installed in compliance with rules and regulations established by the Delaware County Health Department. Not more than one manufactured home shall be located on any farm within this township. Permanent farm labor housing may be provided on the same premises as the resident farmer, provided that all local building codes are complied with, all utilities are provided, and perimeter setback of 25’ from all property lines is met.
- D.) Kindergarten or Child Care Facilities, provided they occupy the residence of the operator or an accessory building which is architecturally compatible with the neighborhood and provisions are made for vehicular access, parking and fences to control accessibility of the children to adjoining hazardous conditions such as roads, streets, lakes, ponds, etc., or adjacent yards.

- E.) Convalescent Homes, Rest Homes, or Homes for Children or Aged, provided that the area of the tract is adequate to provide setbacks parking and recreational areas prescribed by the Board of Zoning Appeals.
- F.) Playgrounds, Playfields, Picnic Areas and Summer Camps with adequate off-street parking areas, water supply, sanitation facilities, fencing to control accessibility of children to hazardous conditions, and any other improvement necessary to protect users from harm or danger.
- G.) Public or Private Golf Courses, Country Clubs, Hunt Clubs, Sportsmen's Clubs, fishing lakes, or similar recreational uses with all buildings and club houses incident thereto including restaurant to serve members and/or users of the facility.
- H.) Cemetery, provided:
 - 1.) Internment shall not be within 300' of a dwelling house, unless the owner of such dwelling house gives his consent, or unless the entire tract appropriated is a necessary addition to or enlargement of a cemetery already in use, as further provided in ORC 1721.03.
 - 2.) A mausoleum shall not be within three hundred feet of any property line.
 - 3.) A Crematory or other structure shall not be within one thousand (1000) feet of any property line.
 - 4.) Every cemetery company or association shall cause a plat of its grounds and of the lots laid out by it to be made and recorded or filed in the offices of the county recorder in accordance with ORC 1721.09.
- I.) Borrow Pits, provided the excavation is completed within one (1) year and the contractor posts such bond as required by the Board of Township Trustees, Board of County Commissioners and/or the County Engineer to ensure compliance with the restrictions and conditions imposed to ensure regarding, reseeding and general restoration of the area including haul roads. All applications or plans the Delaware County Engineer, and his comments thereto shall review submitted incident should be included in the record regarding the matter.
- J.) Dog Kennels or Catteries provided that the building or structure dedicated to the use is located at least two hundred (200) feet from the lot line in any Residential District.
- K.) Group homes or Residential Care Facilities in which not more than ten (10) persons are provided with room, board, specialized care, rehabilitative services and supervision in a family environment. All such facilities shall possess all approvals and/or licenses as required by state or local agencies. In addition to all other conditions deemed necessary, the Board of Zoning Appeals shall impose the following conditions.
 - 1.) No exterior alterations of the structure shall be made which depart from the residential character of the building, All new structures shall be compatible in residential design with the surrounding neighborhood,

- 2.) All exterior lighting fixtures will be shaded whenever necessary to avoid casting direct light upon any adjoining property located in Residential District.
- L.) Permanent structures or improvements used for roadside sale of agricultural products, produced in this township or adjacent townships.
- M.) Telecommunications Towers as provided under Section 6.03

Section 8.04 – PROHIBITED USES:

- A.) Uses not specifically authorized by the express terms of this article of the Zoning Resolution shall be prohibited.
- B.) Outdoor storage of inoperable, unlicensed or unused motor vehicles including trailers detached from semi-tractors, for a period exceeding seven (7) days is prohibited. Said vehicles stored on the premises shall be enclosed within a building so as not to be visible from any adjoining property or public road.
- C.) No motor home, trailer or camper of any type may be occupied by a guest of the resident owner or by the resident for more than fourteen (14) days in a six-month period. No more than one (1) motor home, trailer, or camper may be occupied for such a period on any lot, parcel, or farm.
- D.) Except for permanently sited manufactured homes or as specifically permitted in Section 8.03(E) and Section 8.04(D) herein no mobile home shall be placed or occupied in the FR-1 district.
- E.) No trash, debris, refuse or discarded materials which creates an eyesore, hazard or nuisance to the neighborhood or general public, shall be permitted to accumulate or be stored on any lot, parcel, or portion thereof.
- F.) No trailer of any type, no boats, no motor homes and no equipment of any type shall be parked in front of the front building line on any parcel within this district for a period exceeding twenty-four (24) hours. If a dwelling is located on said lot, the building line shall be considered to be the front wall of the dwelling even if said dwelling is located behind the minimum building line established by this code or the restrictions on the plat or subdivision.

Section 8.05 – DEVELOPMENT STANDARDS: All lands and uses within the Farm Residential District shall be developed in strict compliance with standards hereinafter established:

- A.) Lot Area - No parcel of land that has an area of less than one and a half (1.5) acre (65,340 square feet) in this district shall be used for residential purposes if served by on-site sewage treatment or one (1) acre if served by sanitary sewer. All other uses in this district shall have such lot area prescribed by the article permitting the use or as prescribed by the Board of Zoning Appeals as a condition of said use.

- B.) Lot Frontage – All lots must have the following continuous frontage on a dedicated public or private street or an approved Common Access Drive.

Smaller than 2 acres	150 feet
Between 2.001 and 3 acres	175 feet
Between 3.001 and 4 acres	200 feet
Between 4.001 and 5 acres	250 feet
Larger than 5 acres	300 feet

Lots or parcels having less than the above listed minimum frontages on the right-of-way line of the adjoining approved easement, road or street must have the required minimum lot width at a line fifty (50) feet forward of the building line. In no case shall the parcel or lot frontage at the right-of-way be less than sixty (60) feet, and width of sixty (60) feet shall not be decreased at any point forward of the building line of the principal residence located on the premises. If an irregularly shaped lot (e.g. pishaped) located on a curve or cul-de-sac widens to the minimum lot width within seventy-five (75) feet of the right -of-way line of adjoining roadway, the requirement for extra setback is required to conform to setback lines for principal structures on adjoining lots.

- C.) Minimum lot width at building setback line – 150’.
- D.) Building Height Limits - No building in this district shall exceed thirty-five (35) feet in height measured from the finished grade established not closer than fifteen (15) feet to the exterior wall of the structure. Barns, silos, grain handling conveyors, church spires, domes, flag poles and elevator shafts, as permitted, are exempted from any height regulation and may be erected to any safe height. No windmills, aerial, antenna or communications tower (except as provided in Section 6.03) shall be constructed to a height greater than the distance from the center of the base thereof to the nearest property line of said tract.
- E.) Building Dimensions (Floor Space Requirements) - Each single family dwelling hereafter erected in this district shall have a living area of not less than one thousand (1000) square feet. All such living areas shall be exclusive of unfinished basements, porches and garages.
- F.) Building Setback - No building or use shall be located closer to the centerline of the adjacent public or private road than permitted in Section 21.09 herein.
- G.) Side Yard Setback - No building or structure shall be located closer than twenty-five (25) feet to any side lot line.
- H.) Rear Yard Requirements - No principal dwelling shall be located closer than eighty (80) feet to the rear line of any lot, and no accessory building shall be located closer than fifteen (15) feet to said rear lot line.
- I.) Maximum Lot Coverage - On no lot or parcel in this zoning district shall buildings be constructed which cover more than twenty-five (25%) percent of the lot area.

- J.) Parking - Off street parking shall be provided at the time of construction of the main structure or building, with adequate provisions for ingress and egress according to the standards set forth in Article XXI of this Resolution.

- K.) Signs - Except as provided under the provisions of this article for home occupations or as controlled by Article XXII of this Resolution and except as permitted by the Board of Zoning Appeals incident to Conditional Uses, no signs shall be permitted in this district except for "For Sale" or "For Rent or Lease" sign advertising the tract on which the said sign is located. Such sign shall not exceed six (6) square feet in area on each side.

The owner or developer of a subdivision or similar area may, upon the conditions and for the time period established by the Board of Zoning Appeals, erect one sign not exceeding forty-eight (48) square feet in area per side advertising said subdivision, development or tract for sale.

ARTICLE IX – LOW DENSITY RESIDENTIAL DISTRICT (R-2)

Section 9.01 – PURPOSE: See Section 5.062

Section 9.02 – PERMITTED USES: Within the Low Density Residential District (R-2) the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

- A.) Single-family dwellings (Limited to one single family dwelling per parcel, tract, or lot).
- B.) Accessory buildings and accessory uses including private garages.
- C.) Projects specifically designed for watershed protection, conservation of soil or water or for flood control.
- D.) Temporary structures such as manufactured or mobile homes and temporary buildings of a non-residential character may be used incident to construction work on the premises or on adjacent public projects or during periods while the permanent dwelling is being constructed. The user of said structure shall obtain a permit for such temporary use. The permit shall be valid for six (6) months and may be renewed not more than three times. Renewal of the permit shall be at the discretion of the Zoning Inspector on the finding of reasonable Progress toward completion of the permanent structure or project. The Zoning Inspector may require provisions for sanitary waste disposal, solid waste disposal and water supply, as he deems necessary. The Board of Township Trustees thereof shall establish the fees for such permit and renewal. Said temporary structure shall be removed not later than ten (10) days after expiration of said permit.
- E.) Limited Home Occupation as provided in Section 21.13.
- F.) Schools and Parks
 - 1.) Public or private school offering general educational courses and having no rooms regularly used for housing or sleeping of students.
 - 2.) Parks, playgrounds, and play fields open to the public without fee.
- G.) Religious Land Uses- Church, place of worship, place of religious assembly, religious institution, and parsonage provided:
 - 1.) Parking, landscaping, lighting and signage conform to Article XXI.
 - 2.) There is adequate area for water supply and wastewater disposal if located on site.
 - 3.) All aspects of public health, safety and welfare are provided for (meets building code, electrical code, etc.).
- H.) Adult Family Homes as provided for and defined in ORC Chapter 3722.

- I.) Child Day Care- Child day care provided in-home for six or fewer children, provided the day care is accessory to the use of the dwelling as a residence which is architecturally compatible with the neighborhood, and further provided that such child day care qualifies as a “Type B family day care home” as defined in Ohio Revised Codes Section 5104.01. Provisions shall be made for vehicular access, parking and fences to control accessibility of the children to adjoining hazardous conditions such as roads, streets, lakes, ponds, etc. or adjacent yards.
- J.) Common Access Driveway Subdivision

Section 9.03 – CONDITIONAL USES: Within the R-2 zoning district the following uses may be permitted, subject to the conditions and restrictions imposed by the Board of Zoning Appeals pursuant to the provisions of Article XXVIII of this Resolution, Conditionally permitted uses shall be considered abandoned if said use or uses are not commenced within one (1) year from the date of BZA approval or are discontinued for a period in excess of two years. Unless the conditional use permit specifically provides that the grant shall be permanent and shall run with the land, the sale or conveyance of the land and/or structure wherein the same is located or upon which the same is granted shall void the conditional use permit, and the subsequent owner(s) or his agent shall be required to reapply for a continuation and/or modification of such use(s) to the Board of Zoning Appeals. A designation by the Board of Zoning Appeals that a permit is permanent and shall run with the land does not affect the right of authorities to revoke the permit for failure to comply with the conditions imposed. No conditional use shall be implemented until the Zoning Inspector issues a permit of compliance.

- A.) Expanded Home Occupations as provided in Section 21.14.
- B.) Playgrounds, Playfields, Picnic Areas and Summer Camps with adequate off-street parking areas, water supply, sanitation facilities, fencing to control accessibility of children to hazardous conditions, and any other improvement necessary to protect users from harm or danger.
- C.) Group homes or residential care facilities in which not more than ten (10) persons are provided with room, board, specialized care, rehabilitative services and supervision in a family environment. All such facilities shall possess all approvals and/or licenses as required by state or local agencies. In addition to all other conditions deemed necessary the Board of Zoning Appeals shall impose the following conditions.
 - 1) No exterior alterations of the structure shall be made which depart from the residential character of the building. All new structures shall be compatible in residential design with the surrounding neighborhood.
 - 2) All exterior lighting fixtures will be shaded whenever necessary to avoid casting direct light upon any adjoining property located in a Residential District.
- D.) Permanent structures or improvements used for roadside sale of agricultural Products produced in this township or adjacent townships.
- E.) Telecommunications Towers as provided under Section 6.03.

- F.) Granny flat, provided it meets the following conditions:
- 1.) Property owner must live on site, and the granny flat must be subservient to the principal use of the property as a dwelling.
 - 2.) Maximum size: 816 square feet.
 - 3.) Must maintain a single-family residential appearance that blends with the principal structure and the neighborhood. An architectural rendering and floor plan must be provided to and approved by the Board of Zoning Appeals. Said plans shall include a landscape plan.
 - 4.) Public water and sewer must be provided, or the lot must be adequately sized for, and systems approved for water supply and wastewater disposal to serve both the principal residence and the granny flat.
 - 5.) Off-street parking on a hard all-weather surface must be provided, 2 spaces for the principal residence and one space for the granny flat, 9' x 18' per space. No one space shall block another. Garages count as parking spaces.
 - 6.) Maximum Height of the accessory structure is 24' at the peak. A granny flat may be located on the first or second floor.
 - 7.) Maximum lot coverage by all residential structures - 25%.
 - 8.) All structures must meet the current edition of the CABO One and Two family building and the Delaware County Plumbing Code.
- G.) Cemetery, as provided in Section 8.04(h).
- H.) Common wall or zero lot line housing, provided that the minimum lot area per unit is maintained.

Section 9.04 – PROHIBITED USES:

- A.) Uses not specifically authorized by the express terms of this article of the Zoning Resolution shall be prohibited.
- B.) Outdoor storage of inoperable, unlicensed or unused motor vehicles including trailers detached from semi-tractors, for a period exceeding seven (7) days is prohibited. Said vehicles if stored on the premises shall be enclosed within a building so as not to be visible from any adjoining property or Public road.
- C.) No trailer of any type, no boats, no motor homes and no equipment of any type shall be parked in front of the front building line on any parcel within this district for a period

exceeding twenty-four (24) hours. If a dwelling is located on said lot the building line shall be considered to be the front wall of the dwelling even if said dwelling is located behind the minimum building line established by this code or the restrictions on the plat or subdivision.

- D.) No trash, debris, unused property or discarded materials, which creates an eyesore, hazard or nuisance to the neighborhood or general public, shall be permitted to accumulate on any lot or portion thereof.
- E.) No motor home, mobile home, or camper of any type may be occupied by a guest of the resident owner or by the resident for more than fourteen (14) days within a six (6) month period. No more than one motor home, trailer, or camper may be occupied for such a period on any lot, parcel, or farm.
- F.) Except as specifically permitted in Section 9.03(D) herein no mobile home shall be placed or occupied in this district.

Section 9.05 – DEVELOPMENT STANDARDS: All land and uses within the Low Density Residential District (R-2) shall be developed in strict compliance with the standards hereinafter established:

- A.) Lot Area - Residential lots which are served with an approved central water and sewer systems serving all lots may be developed for such use if they have a lot area of not less than twenty thousand (20,000) square feet. All other parcels, not so serviced, shall contain the lot areas prescribed by the provisions of Article VIII of this Zoning Resolution.
- B.) Lot Frontage - All lots must have a minimum of one hundred (100) feet of continuous frontage on a dedicated, improved public or private street or an approved Common Access Driveway.
- C.) Minimum Lot Width – one hundred (100) feet at the building setback line.
- D.) Building Height Limits - No buildings in this district shall exceed thirty-five (35) feet in height measured from the finished grade established not closer than fifteen (15) feet to the exterior wall of the structure. Barns, silos, grain handling conveyors, church spires, domes and flag poles and elevator shafts, as permitted, are exempted from any height regulation and may be erected to any safe height. No windmills, aerial, antenna or tower shall be constructed to a height greater than the distance from the center of the base thereof to the nearest property line of said tract.
- E.) Building Setbacks - No building or use shall be located closer to the centerline of the adjacent public or private road than permitted in Section 21-09 herein.
- F.) Side Yard Setbacks – Except as modified by the Board of Zoning Appeals in approving zero lot lines or common wall housing under Section 9.03(H) herein, no building or structure shall be located closer than twenty (20) feet to any side lot line.

- G.) Rear Yard Requirement - No Principal dwelling shall be located closer than sixty-five (65) feet to the rear lot line if any lot, and no accessory building shall be located closer than fifteen (15) feet to said rear lot line.
- H.) Maximum Lot Coverage – On no lot or parcel in this zoning district shall buildings be constructed which cover more than twenty-five (25%) percent of the lot area.
- I.) Parking - Off-street Parking shall be provided, at the time of construction of the main structure or building, with adequate provisions for ingress or egress according to the standards set forth in Article XXI of this Resolution.
- J.) Except as provided under the provisions of this Article for home occupations or as controlled by Article XXII of this Resolution and except as permitted by the Board Of Zoning Appeals incident to Conditional Uses, no signs shall be Permitted in this district except a “For Sale” or “For Rent” or “Lease” sign advertising the tract on which the said sign is located. Such sign shall not exceed six (6) square feet in area on each side.
- K.) The owner or developer of a subdivision or similar area may, upon the conditions and for the time period established by the Board Of Zoning Appeals, erect one sign not exceeding forty-eight (48) square feet in area per side advertising said subdivision, development or tract for sale.

ARTICLE X - (Reserved for Future Use)

ARTICLE XI – PLANNED RESIDENTIAL DISTRICT (PRD)

Section 11.01 – PURPOSE: See Section 5.065

Section 11.02 – PERMITTED USES: Within the Planned Residential District (PRD) the following uses, developed in strict compliance with the approved development plan and standards, shall be permitted:

- A.) Residential structures of any type either single family or multifamily, including but not limited to detached, semi-detached, attached, modular, mobile, cluster, patio, common wall or any reasonable variation on the same theme.
- B.) Non-residential uses of a religious, cultural, educational or recreational nature or character to the extent that they are designed and intended to serve the residents of the Planned Residential District. Said facilities may be designed to serve adjoining neighborhoods or residents if they are located in such proximity to the major thoroughfares as to permit access without burdening residential streets.
- C.) Temporary structures such as mobile homes and temporary buildings of a non-residential character may be used incident to construction work on the premises or on adjacent public projects or during a period while the permanent dwelling is being constructed. The user of said structure shall obtain a permit for such temporary use, which permit be valid for six (6) months and may be renewed not more than twice. Renewal of the permit shall be at the discretion of the Zoning Inspector on finding of reasonable progress toward completion of the permanent structure or project. The Zoning Inspector may require provisions for sanitary waste disposal and water supply, as he deems necessary. The Board of Township Trustees thereof shall establish the fees for such permit and renewal. Said temporary structure shall be removed not later than ten (10) days after expiration of said permit.
- D.) Limited Home Occupation as provided in Section 21.13.

Section 11.03 – CONDITIONAL USES: Within the PRD zoning district the following uses may be permitted, subject to the conditions and restrictions imposed by the Board of Zoning Appeals pursuant to the provisions of Article XXVIII of this Resolution, Conditionally permitted uses shall be considered abandoned if said use or uses are not commenced within one (1) year from the date of BZA approval or are discontinued for a period in excess of two (2) years. Unless the conditional use permit specifically provides that the grant shall be permanent and shall run with the land, the sale or conveyance of the land and/or structure wherein the same is located or upon which the same is granted shall void the conditional use permit, and the subsequent owner(s) or his agent shall be required to reapply for a continuation and/or modification of such use(s) to the Board of Zoning Appeals. A designation by the Board of Zoning Appeals that a permit is permanent and shall run with the land does not affect the right of authorities to revoke the permit for failure to comply with conditions imposed. No conditional use shall be implemented until the Zoning Inspector issues a permit of compliance.

- A.) Expanded Home Occupation as provided in Section 21.14.

- B.) Kindergarten or Child Care Facilities, provided the building occupied by the use is architecturally compatible with the neighborhood, and provisions are made for vehicular access, parking and fences to control accessibility of the children to adjoining hazardous conditions such as roads, streets, lakes, ponds, etc. or adjacent yards.

- C.) Group homes or residential care facilities in which not more than ten (10) persons are provided with room, board, specialized care, rehabilitative services, and supervision in a family environment. All such facilities shall possess all approvals and/or licenses as required by state or local agencies. In addition to all other conditions deemed necessary the Board of Zoning Appeals shall impose the following conditions.
 - 1) No exterior alterations of the structure shall be made which depart from the residential character of the building. All new structures shall be compatible in residential design with the surrounding neighborhood.

 - 2) All exterior lighting fixtures will be shaded wherever necessary to avoid casting direct light upon any adjoining property located in Residential District.

- D.) Parking lots or storage yards for boats and recreational vehicles provided such area is owned or controlled by neighborhood or community association and use is limited to residents of the subdivision served. The parking area shall be fenced to provide security and to control access. Fencing, shrubbery, or mounding so as to hide the parking area from view shall screen the parking area. All such shrubbery shall be properly trimmed, and all screening shall be maintained in a neat and tidy manner.

- E.) Telecommunications Towers as provided under Section 6.03

Section 11.04 – PROHIBITED USES:

- A.) No use not specifically authorized by the express terms of this article of the Zoning Resolution shall be permitted.

- B.) Outdoor storage of inoperable, unlicensed or unused motor vehicles, including detached trailers from semi-tractors, for a period exceeding seven (7) days is prohibited. Said vehicles if stored on the premises shall be enclosed within a building so as not to be visible from any adjoining property or public road.

- C.) No trailer of any type, no boats, no motor homes and no equipment of any type shall be parked in front of the front building line on any parcel within this district for more than twenty-four (24) hours in any ten (10) day period. If a dwelling is located on said lot, the building line shall be considered to be the front wall of the dwelling even if said dwelling is located behind the minimum building line established by this code or the restrictions on the plat or subdivision.

- D.) A guest of the resident owner may occupy no motor home, mobile home or camper of any type for more than fourteen (14) days. No more than one motor home, trailer, or camper may be occupied for such a period on any lot, parcel, or farm.
- E.) Except as specifically permitted in Section 11.02(C) or approved in the approved development plan, no mobile home shall be placed or occupied in this district.

Section 11.05 - PROCEDURE: In addition to any other procedures set out in this Resolution, all applications for amendments to the zoning map to rezone lands to this PRD district shall follow the procedures hereinafter set forth:

- A.) Application - The owner or owners of lots and lands within the Township may request that the zoning map be amended to include such tracts in the Planned Residential District in accordance with the provisions of this Resolution.

The applicant is encouraged to engage in informal consultations with the Zoning Commission and Regional Planning Commission prior to formal submission of a development plan and request for an amendment of the zoning map, it being understood that no statement by officials of the Township or the County shall be binding upon either.

- B.) Development Plan - Ten (10) copies of the development plan shall be submitted to the Zoning Commission with the application, which plan shall include in text and map form the following:
 - 1.) The proposed size and location of the Planned Residential District.
 - 2.) The general development character of the tract including the limitations or controls to be placed on residential and related uses, with probable lot sizes, minimum set back requirements and other development features including landscaping.
 - 3.) Architectural design criteria for all structures and criteria for proposed signs with proposed control procedures.
 - 4.) The proposed provisions for water, sanitary sewer and surface drainage with engineering feasibility studies or other evidence of reasonableness.
 - 5.) The proposed traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographically and otherwise.
 - 6.) The relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable.
 - 7.) Location of schools, parks and other facility sites, if any.

- 8.) The proposed time schedule for development of the site including streets, buildings, utilities and other facilities.
 - 9.) If the proposed timetable for development includes developing the land in phases, all phases to be developed after the first, which in no event shall be less than five (5) acres or the whole tract (whichever is smaller), shall be fully described in textual form in a manner calculated to give township officials definitive guidelines for approval of future phases.
 - 10.) The ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan.
 - 11.) Specific statements of divergence from the development standards in Articles VIII, IX and/or XXI or existing county regulations or standards and the justification therefore. Unless a variation from these development standards is specifically approved, the same shall be complied with.
 - 12.) Evidence of the applicant's ability to post a bond if the plan is approved ensuring completion of public service facilities to be constructed within the project by the developer.
- C.) Criteria for Approval - In approving an application for a Planned Residential District, the reviewing authorities shall determine:
- 1.) If the Proposed development is consistent in all respects with the Purpose, intent and general standards of this Zoning Resolution.
 - 2.) If the proposed development is in conformity with the comprehensive plan or Portion thereof as it may apply.
 - 3.) If the Proposed development advances the general welfare of the township and the immediate vicinity.
- D.) Effect of Approval- The Development Plan as approved by the Township Trustees shall constitute an amendment to the Zoning Resolution as it applies to the lands included in the approved amendment. The approval shall be for a period of three (3) years to allow the preparation of plats required by the Subdivision Regulations of Delaware County, Ohio. Where the land is to be developed in phases, plans for phases subsequent to the first phase shall be submitted in accordance with the timetable in the approved development plan. Unless the required plats are properly recorded and work on said development commenced within three (3) years, the approval shall be void and the land shall automatically revert to FR-1 District unless the application for time extension is timely submitted and approved.
- E.) The Township Trustees may approve extension of Time or Modification – an extension of the time limit as a modification of the approved development plan. Such approval shall be given only upon a finding of the purpose and necessity for such change or extension and evidence of reasonable effort toward the accomplishment of the original development plan,

and that such extension or modification is not in conflict with the general health, welfare and safety of the public or development standards of the district. No extension of time shall be granted except on application filed with the Township Zoning Inspector not later than ninety (90) days before the expiration of the three (3) year period prescribed in Section 11.06(d) as hereinbefore set forth.

F.) Plat Required - In the Planned Residential District (PRD), no use shall be established or changed, and no structure shall be constructed or altered until the required subdivision plat has been prepared and recorded in accordance with the Subdivision Regulations for Delaware County, Ohio, and these Regulations. The subdivision plat shall be in accord with the approved development plan and shall include:

- 1) Site arrangement, including building setback lines and space to be built upon within the site; water, fire hydrants, sewer, all underground public utility installations, including sanitary sewers, surface drainage and waste disposal facilities; easements, access points to public rights-of-way, parking areas and pedestrian ways; and land reserved for non-highway service use with indication of the nature of such use.
- 2) Deed restrictions, covenants, easements and encumbrances to be used to control the use, development and maintenance of the land, the improvements thereon, and the activities of occupants, including those applicable to areas within the tract to be developed for nonresidential uses.
- 3) In the event that any public service facilities not to be otherwise guaranteed by a utility have not been constructed prior to recordation of the plat, the owner of the project shall post a performance bond in favor of the appropriate public officers in a satisfactory amount ensuring expeditious completion of said facilities within one (1) year after the recording of said plat. In no event, however, shall any zoning certificate be issued for any building or use until such time as the facilities for the phase in which the building or use is located are completed.

G.) Administrative Review - All plats, construction drawings, restrictive covenants and other necessary documents shall be submitted to the Zoning Inspector, the Zoning Commission and the Township Trustees or their designated technical advisors for administrative review to ensure substantial compliance with the development plan as approved.

Section 11.06 – DEVELOPMENT STANDARDS: In addition to any other provisions of this Resolution the following standards for arrangement and development of lands and buildings are required in the Planned Residential District.

A.) Intensity of Use - The maximum density shall be six (6) dwelling units per gross acre within the area to be developed, unless the physical boundaries of land or existing developments adjacent thereto on adjoining lands establish an atmosphere inconsistent with the above maximum density of six (6) dwelling units per gross acre. The Delaware Township Trustees may approve increased densities if it is determined that any of the following conditions exist:

- 1.) If the property is directly adjacent and easily accessible to major thoroughfares.
- 2.) If the property is directly adjacent and easily accessible to publicly controlled and maintained community recreational facilities or service facilities.

The Township Trustees may grant zoning incentives of up to one (1) unit per gross acre for each of the above standards of quality found to exist; however, the total density for the entire area of the development shall not exceed eight (8) units per gross acre.

For purposes of development within the Planned Residential District in Delaware Township, the maximum density for development shall be as follows:

<u>Type Dwelling</u>	<u>Maximum Dwelling Units On Any Single Acre</u>
Single Family	6 (plus incentive units)
Two Family and Townhouse	12
Two Story Apartments	18

B.) Open Space - A minimize of fifteen thousandths (.015) of an acre per dwelling unit shall be provided as designated open space, arranged and restricted by easement, covenant, deed or dedication. This organized open space shall not include minimum yard space as required or required off-street parking areas; however, it may include recreation or education facilities, fire protection areas, additional street right-of-way in excess of required right-of-way, or other public improvements necessary to the health, safety and welfare of the people. If it is demonstrated to the Township Trustees that the type of development, adjoining development or adjoining publicly controlled open space is sufficient to provide for the health and welfare of the area, the density as hereinbefore set forth may be reduced by not less than ten (10%) percent in lieu of the provisions of organized open space as hereinbefore described.

C.) Arrangement of Structures

- 1.) Setbacks - The physical relationships of dwelling units, non-dwelling structures and their minimum yard spaces shall be developed in strict compliance with the approved plan or the provisions of Article XXI unless a variance is approved.
- 2.) Building Height Limits - No building in this district shall exceed thirty-five (35) feet in height measured from the finished grade established not closer than fifteen (15) feet to the exterior wall of the structure. Barns, silos, grain handling conveyors, church spires, domes, flag poles and elevator shafts, are exempted from any height regulation and may be erected to any safe height. No antenna or aerial shall be permitted to extend more than twenty-five (25) feet over the highest point of the principle residence on the premises.

D.) Building Dimensions - Each single family dwelling hereafter erected in this district shall have a living area of not less than one thousand (1000) square feet. All such living areas

shall be exclusive of basements, porches or garages. All apartments or other multi-family structures constructed within this district shall contain the following minimum living area:

One (1) bedroom unit	800 square feet
Two (2)-bedroom unit	900 square feet
Three or more bedroom units	1000 square feet

- E.) Landscaping - All yards, front, side and rear, shall be landscaped, and all organized open spaces or non-residential use areas shall be landscaped. Such landscape plans shall be submitted with the subdivision plat and shall be subject to approval in the same manner required of the subdivision plat.
- F.) Site Development - To the maximum extent possible, all natural drainage courses, vegetation, and contours in excess of six (6%) percent shall be maintained.
- G.) Parking - Off-street parking shall be provided, at the time of construction of the main structure or building, with adequate provisions for ingress and egress according to the development plan. In preparing and approving the parking plan, the provisions of Article XXI of this Resolution shall, when appropriate, be incorporated.
- H.) Signs - Except as provided under the provisions of this article for home occupations or as controlled by Article XXII of this Resolution and except as permitted by the Board of Zoning Appeals incident to Conditional Uses, no signs shall be permitted in this district except a "For Sale" or "For Rent or Lease" sign advertising the tract on which the said sign is located. Such sign shall not exceed six (6) square feet in area on each side.

The owner or developer of a subdivision or similar area may, upon the conditions and for the time period established by the Board of Zoning Appeals, erect one sign not exceeding forty-eight (48) square feet in area per side advertising said subdivision, development or tract for sale.
- I.) Mobile Home Development Standards - In the event mobile homes are included as a type of residence within this district, construction of pads, etc. shall be in conformity with industry standards currently established by the Mobile Home Park Association, any State or Federal standards established on said subject or any requirement approved or imposed in the plan of development.
- J.) The Township Zoning Commission and/or Board of Township Trustees may impose special additional conditions relating to the development with regard to type and extent of public improvements to be installed; landscaping, development, improvement, and maintenance of common open space; and any other pertinent development characteristics.