

PREFACE SECTION 1.00
HISTORY

Zoning was initiated in unincorporated Franklin County, Ohio, in November 1948. In November 1966 a new zoning resolution and zoning map was adopted by the County Commissioners, but the original county zoning resolution and map was left mostly intact.

In 2012 the Blendon Township Board of Trustees decided the residents of the unincorporated areas of Blendon Township would benefit from localized zoning.

This zoning resolution, upon its adoption by a majority of the voters in the unincorporated area of Blendon Township, will supersede and replace the Franklin County Zoning Resolution in its entirety.

SECTION 1.10 - ZONING AND A COMPREHENSIVE PLAN

This preface is provided to guide the understanding, application and administration of the Blendon Township Zoning Resolution by setting forth the purpose and nature of zoning, the organization of the Zoning Resolution and the intent of the zoning districts.

Ohio Revised Code (hereafter referred to as ORC) 519.02 enables Township Trustees to regulate building and land use in unincorporated territory for a public purpose. Section 519.02 states that "trustees may regulate by resolution, *in accordance with a comprehensive plan* regulate by resolution the location, height, bulk, number of stories, and size of buildings and other structures, including tents, cabins, and trailer coaches..."

A comprehensive plan is not statutorily required to be a separate document, and may in fact, be the zoning resolution if it formulates the reasons for its existence in a planned manner. The variety and intensity of land uses achievable in any area are largely dependent on the type and level of public services available, particularly water and sewer. In Franklin County, the City of Columbus is the primary provider of public water and sewer service. It is the city's policy to require lands to annex either to Columbus or to one of its sister village /cities prior to extension of Columbus water and sewer. Due to this policy, urban densities are not obtainable in much of Blendon Township.

There are portions of Blendon Township for which area or township plans may be appropriate. Annexations will continue to reduce the unincorporated territory, and without urban services most areas must remain low density. There are pockets within Blendon Township, which have centralized water and sewer service, but these areas are limited. Township plans, provide important direction for land use and zoning decisions, and are incorporated here by reference.

For that reason, the preface of this zoning resolution along with Township plans, establish the policies, which are the comprehensive plan to which ORC 519.02 refers, and to which this resolution adheres.

SECTION 1.20 - PURPOSE OF ZONING

This Zoning Resolution shall regulate buildings and land use throughout the unincorporated areas of Blendon Township for the purposes set forth in ORC 519.02. Zoning accomplishes this purpose by encouraging appropriate use of lands, stabilizing and preserving the value of property, preventing congestion and hazards in the street, securing safety from fire, flood, water contamination, air pollution and other dangers, providing adequate light, air and open space, preventing the overcrowding of land and avoiding undue concentrations of population.

Furthermore, these regulations should guide a desirable comprehensive pattern of land uses upon which to plan and provide adequate roads and highways, water supply, sewer facilities, schools, parks, and other essential public facilities and services.

SECTION 1.30 - NATURE OF ZONING

The Zoning Resolution divides the unincorporated territory of Blendon Township into zoning districts. There are specified uses of land allowed for each district and the regulations are uniform throughout the zoning district.

Zoning districts are delineated to reflect similar existing land uses, availability of public water and sewer or lack thereof, access, location, need for additional uses, and physical constraints such as soils, drainage and flooding. The zoning districts may be changed to encourage appropriate growth and development, and are based on consistent land use plans or policies.