SECTION 3.00 - THE PLANNED RESIDENTIAL DISTRICTS

Land to be included in Planned Residential Districts is intended to be designed to preserve unique natural features of the landscape or man-made structures using cluster or free form designs which would better achieve this goal than would standard zoning. Such designs should be developed in recognition of the existing and potential development character of the vicinity to assure provision of adequate public utilities, streets, community facilities and compatible land uses, including useable public open space as a centerpiece of the plan and use of effective buffers in return for the exemption from conventional zoning.

SECTION 3.30 - (PUD) PLANNED UNIT DEVELOPMENT DISTRICT (Section 412)

The Planned Unit Development District is intended to provide latitude in the arrangement and design of primarily residential dwelling structures based on a unified development plan conceived and carried out for a limited amount of land. Such limitation on the amount of land to be developed in this district should be based on such land's relationship to adjacent development in terms of the vicinity's overall density and total population even though a variety of dwelling types and arrangements may be allowed that are different from that on the adjacent land. Natural features such as topography and drainage ways should be used and/or preserved, as well as internal arrangements, so as to achieve a unified and integrated development to maximize desirability and stability of the entire area. Useable open space should be a core element of the plan. Centralized water and sanitary sewer should berequired.

SECTION 3.40 - FARM VILLAGES (Section 415)

Farm Villages are an alternative form of subdivision which allow for clustering of single family residential houses on individual lots which are smaller and have less frontage than would normally be allowed in Rural areas in exchange for permanent preservation of surrounding farmland. The overall density of the Rural district, which is overlaid, is not changed, being one dwelling for each two and a half (2.5) acres of gross tract area. The individual lot size, however, may be reduced to 15,000 square feet, with an additional 6,000 square feet of adjacent open space buffer between the house lot and preserved agricultural lands, which must total two (2) acres of agricultural land preserved for each dwelling proposed. The overall number of farm village dwelling units is based on a conventional subdivision yield plan. The farm village plan, if approved through a rezoning process, may add fifteen percent (15%) to the number of dwelling units allowed by the conventional yield plan provided all water supply, wastewater disposal, street design, open space and agricultural land preservation standards are met.

The intent of the Farm Village concept is to preserve agricultural land forever on the perimeter of the Township's urban fringe, by concentrating density in a village and transferring the development rights of the surrounding farmland to that village forever.

SECTION 3.50 - OSCAR LOTS (Section 416)

Oscar Lots are intended to permit pie shaped large lots in the Rural zone where there is not enough land or facilities to accomplish a Farm Village, but where preservation of some common open space is desirable, while reducing driveway entrances along county, state and township roads. All lots must front on a C shaped, or eyebrow private looped access road so no driveway cuts enter to the parallel public road. Lots sizes may be reduced to two (2) acres in each single-family house lot, provided that the overall density of the plat is two and a half (2.5) acres per lot. The required common open space in the eyebrow of the lot is for the common use of the individual lot owners and is maintained as permanent open space by a required homeowner's association. The Oscar Lots must be rezoned as an overlay district to the Rural Zone, and must be platted in accordance with the Franklin County subdivision regulations.