SECTION 416 - OSCAR LOT REGULATIONS

Intent

Open Space Conservation and Recreation (OSCAR) Lots provide incentives for land areas which might be too small to qualify for Farm Villages, or which have topography or soils which might not lend themselves to a Farm Village, but which would benefit from the preservation of open space as part of the subdivision process. Open space easements on or across lots ensure the permanent preservation of open space adjacent to the individual single-family house lots. Where common open space easements are created, they shall be maintained by a homeowner's association of the participating lot owners. Easement language shall contain the terms of the area to be preserved as open space, and shall be recorded on each lot owner's deed, and as a subdivision plat restriction.

How OSCAR Lots are Formed

a.) Oscar Lots are a planned zoning overlay district to the Rural Zone. The design of the Oscar subdivision must be approved as a development plan by the Zoning Commission and the Blendon Township Board of Trustees, following the same process as the establishment of a Farm Village.

b.) OSCAR Lots reduce the required road frontage and provide flexibility of design of houses and open space. OSCAR Lots shall have their only direct vehicular access provided by an internal, "C" shaped, or "eyebrow loop road," which shall be privately maintained by the owners of the Oscar Lots, but built to public cross sectional and width standards of the Franklin County Subdivision Regulations and/or the private street code (Section 302.0391) of this resolution. No driveway access shall be allowed to existing state, county or township roads by any Oscar Lots. The internal eyebrow of the loop road shall be maintained as common open space in perpetuity by the Homeowner's Association. The shape of Oscar Lots is generally pie shaped slivers of a fan or rainbow around a semi-circular loop road which begins and ends on public roads. The area between the loop road and the public road shall be permanent open space.

c.) The Board of Blendon Township Board of Trustees may grant an Oscar Lot overlay to the Rural District for OSCAR Lots to be subdivided, provided all of the following criteria are met to the satisfaction of the Board.

1.) Density - The gross tract density shall be one single-family dwelling unit per two and a half (2.5) acres of land in the proposed subdivision.

2.) Individual fee simple minimum lot size- two (2) acres or larger as needed to accommodate on site water wells and subsurface wastewater disposal systems.

3.) Minimum overall tract size - None, but at least three (3) lots must be created.

4.) Minimum common open space required to be preserved - Five (5) acres per lot to be subdivided. (Note: land under the right-of-way for the private loop road counts toward the required common open space for Oscar subdivisions, since it is not public road right-of- way).

5.) Minimum front yard setback - Fifty (50) feet from the centerline of the private loop road.

6.) Minimum road frontage - One hundred (100) feet fronting on an internal subdivision private loop road. No driveway access shall be provided to or from surrounding state, county or township roads.

7.) Minimum lot width at the building setback line - One hundred fifty (150) feet.

8.) Minimum side yards- same as underlying district. (Total of twenty (20) inches, eight (8) foot minimum on one side).

9.) Minimum setback for the loop road from the adjacent public road at its apex of curvature- one hundred (100) feet. (In other words, the private loop road must loop at least one hundred (100) feet away from its adjacent public road at the top of the eyebrow).

10.) Common open space shall not be further subdivided, and shall not be used for residential development.

11.) No flag lots which place dwellings behind one another shall be created unless the Board of Zoning Appeals, upon a recommendation by the Rural Zoning Commission, grants a conditional use for such lots, finding them to conform to the standards for conditional use in Section 815 of this resolution. Such conditional uses must be granted prior to the final approval of the overall OSCAR subdivisionplat.

12.) Design- The OSCAR subdivision design must be planned to create useable, centrally located open space, and to create a pleasing environment by saving trees, and natural features. Building orientation should consider privacy, window placement, massing and bulk of structures, attractive views, and fit with existing topography. Lot layout should be creative and flexible centered around common open space. The design must be acceptable to the Zoning Commission and the Blendon Township Board ofTrustees.

13.) A subdivision sketch plan showing engineering feasibility must be submitted with the OSCAR Lot overlay district application and approved in concept by the Blendon Township Zoning Department. The following design elements shall be included, along with normal subdivision design elements:

aa.) Sidewalks, if provided, shall be separated from the paved street by at least five (5) feet of landscaped or grassed strip. Deciduous, broad leaf street trees such as Oak, Maple, Sweet Gum, Sycamore, and Chestnut, must be planted as part of the original street construction in this green strip at the rate of one (1) every sixty (60) feet, on both sides of the street. Trees must be at least a four (4) inch caliper at planting.

bb.) Garages shall be located to the rear of houses if detached. If garages are attached to the house, they must be set back at least twelve (12) feet behind the front of the house, or located to the rear of the house.

cc.) Street lighting, if provided, shall be white incandescent or gas light on traditional or Victorian design light standards no more than twelve (12) feet high. No highway-style gooseneck lamps, yellow or high-pressure sodium lighting shall be used.

dd.) If no centralized or approved community water or sewer service is available, each lot shall show the location of on-site water supply and wastewater disposal facilities, which must be approved by the Franklin County Board of Health. Wastewater treatment facilities may be located in preserved open space provided they are approved by the Franklin County Board of Health and easements provide for their permanent access for maintenance. The configuration of the lots and the suitability of the native soils on each site shall be determinative factors in the subdivision approval. To the extent that fifty (50) foot sanitary radii for wells may overlap lot lines, the subdivision plat shall provide for sanitary easements lot-to-lot where this occurs.

ee.) Due to the narrowness of the private street, on-street parking is neither encouraged nor permitted. If guest parking is required beyond the driveways adjacent to each home, small parking bays of no more than four (4) spaces per bay may be let into the common open space in the center of the eyebrow, provided they are properly paved with a hard surface identical to the street surface, and are separated by at least fifty (50) feet from one bay to the next. These overflow parking spaces should not be needed except for special events, since each house lots shall provided at least two (2) paved off-street parking spaces on its lot for its own use.

ff.) Minimum street width shall be in accordance with Section 302.0391.

gg.) Open space easement instruments shall be recorded as deed and plat restrictions. The easement areas shall be maintained as either agriculture or open space in perpetuity. The easement language shall provide that the open space survives all such changes in status and title overtime.

hh.) Following approval of an OSCAR overlay to the Rural District by the Blendon Township Zoning Department, the applicant shall have up to one (1) year to complete a subdivision approval from the Franklin County Planning Commission.