SECTION 302 - RURAL DISTRICT REGULATIONS

302.02 **- PERMITTED USES -** The following uses shall be permitted in the RURAL DISTRICT.

302.21 - Dwelling Structures - One-family dwelling structures.

a.) Land subdivision for one-family dwellings as follows:

1.) A lot of record on the date of adoption of this Zoning Resolution (November, 2013) may be subdivided in accordance with the Franklin County Subdivision Regulations to provide up to four (4) residential lots, of less than five acres each providing the remaining portion of the lot is five (5) acres or more, and provided the following criteria are met:

aa.) The division of land shall be along an existing public street;
bb.) It shall not involve the opening, widening or extension of any street or road, and involve no more than five lots after the original tract has been completely subdivided;
cc.) It must be approved by the Franklin County Planning Commission.

2.) Further subdivision of lots smaller than five acres shall only be permitted in the Rural Zone within approved Oscar Lots or in Farm Villages, as provided in sections 415 and 416 respectively. Such lots require a zoning district overlay and must conform to the Blendon Township Subdivision Regulations.

3.). The creation of tracts of more than five acres in size along existing roads, not involving any new streets or easements and each lot having the requisite frontage for its permitted or conditional use is not a formal subdivision. **Note**: These lots may not meet building department criteria for a building permit, since no subdivision review occurs by state exemption ORC 711.001 (B),(1), so their division does not guarantee they are buildable lots.

302.22 - Home Occupation (Business) - Home Occupation in association with a permitted dwelling and in accordance with the provisions of SECTION 511, ARTICLE V.

302.23 - Accessory Uses - Accessory buildings (detached garages, barns, sheds) and uses in association with agriculture or permitted dwellings as specified in SECTION 512, ARTICLE V.

302.24 - Schools and Parks

a.) Public or private schools offering general educational courses and having no rooms regularly used for housing or sleeping of students, provided it occupies a lot of not less than three (3) acres.
b.) Parks, playgrounds, and play fields open to the public without fee.

302.25 - Religious Uses Church or other place of worship, provided it occupies a lot of not less than three (3) acres and there is one (1) acre, or more per one hundred (100) seats or similar accommodations in the main assembly area. A parsonage, or minister's residence is permitted on the same lot, provided there is

adequate area for water supply and wastewater disposal if located on site.

302.26 - Adult Family Homes as provided for and defined in ORC Chapter 5119.

302.27 - Child Day Care - Child Day Care provided in-home for six (6) or fewer children who are not members of the immediate resident family, provided the day care is accessory to the use of the dwelling as a residence.

302.03 **- CONDITIONAL USES -** The following uses shall be allowed in the Rural District subject to approval in accordance with SECTION 815, ARTICLE VIII., and provided their respective conditions are met:

302.32 - Private School - Private school or college, with students in residence,provided:

a.) It occupies a lot of not less than one (1) acre per twenty-five (25) day students;
b.) Adequate land area exists to meet required setbacks, water supply and sewage disposal and off-street parking;
c.) Adequate area exists for indoor and outdoor recreation.
d.) Additional setbacks or buffering as may be necessary to not disrupt the neighboring residential uses.

302.33 - Cemetery - Cemetery, provided:

a.) Internment shall not be within one hundred (100) yards 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;
b.) A mausoleum shall not be within three hundred (300) feet of any property line;
c.) A crematory or other structure shall not be within three hundred (300) feet of any property line;
d.) 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.

302.34 - Associated Sales - Associated Sales as accessory to and in association with an agricultural permitted use. Such associated sales to cease upon cessation of the agricultural activity.

This shall include, but is not limited to, garden supplies with a nursery or greenhouse, milk products with a dairy, or imported produce with a permitted produce stand.

302.35 - Boarding of Animals - Kennel or other facilities for the care or boarding of animals, provided it occupies a lot of not less than five (5) acres. Building, pen or other enclosure so used shall not be within two hundred (200) feet of any property line. Veterinary Services, with outside runs are permitted, provided such outside runs are not within two hundred and fifty (250) feet of a residence.

302.36 - Borrow Pit - A borrow pit, provided it is less than 10,000 square feet in size, in accordance with the regulations of Section 620, Regulations for Excavation and Quarry, Article VI; and provided that such excavation and required rehabilitation shall be completed within one (1) year from the date of issuance of a Certificate of Zoning Compliance.

302.37 - Storage and Processing of Agricultural Products - Grain elevator, mill or other facilities for the storage, sorting or other preliminary processing of agricultural products including other than those produced on the premises. Only applies to lots of (1) one acre or less.

Storage facilities shall not be within fifty (50) feet of side or rear lot line, except when along a railroad right-of-way.

302.38 - Child Day Care of more than six (6) children - Child day care for more than six (6) but less than twelve (12) children in a home shall be permittedprovided:

a.) The child day care is accessory to the principal use of the dwelling as a residence.
b.) State licenses have been granted ifnecessary.
c.) Lot size is adequate to meet the sewage disposal and water supplyneeds.
d.) Adequate buffering to adjacent residential uses is provided as needed in accordance with Section 521.
e.) Off-street parking and maneuvering is provided so no car will back into roadway upon entering or leaving.
f.) One (1) ground or pole sign, not to exceed three (3) square feet may be placed on the lawn. Another flat sign may be placed on the structure, said sign not to exceed three square feet, single sided. Neither sign may be internally lit, nor made of plastic. If lighted, they must be lit by a steady indirect white light, and lit only during hours of operation.
g.) Day care must be provided in the residence, or, if it is to be provided in an accessory structure, that structure must meet the local building code, and no other conditional use shall be allowed on thelot.
h.) Adequate space indoors and outdoors is provided for recreation. Two hundred (200)square feet per child shall be provided outside.

302.39 - Accessory Apartment (Granny Flat) - An accessory apartment, as an independent dwelling unit, may be permitted, provided it meets the following conditions:

a.) The apartment must be located in the principal structure (which includes attached garages or areas over garages).
b.) Maximum size of the apartment dwelling unit shall not exceed 816 square feet.
c.) The structure must maintain a single-family residential appearance which blends with the principal structure and the neighborhood. An architectural rendering and floor plan must be provided and approved by the Board of Zoning Appeals. Said plans shall include a landscape plan, which be followed as approved.
d.) 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 accessory apartment.
e.) Off-street parking on a hard all-weather surface must be provided, two (2) spaces for the principal residence and two (2) spaces for the accessory apartment, 9' x 18' per space. No one space shall block another. Garages count as parking spaces.
f.) Maximum height of the accessory structure is twenty (30) feet at the peak. The accessory apartment may be located on the first or second floor.
g.) Minimum lot size- One and a half (1.5) times the lot size for the district.
h.) Minimum Road Frontage- One hundred and fifty (150)feet.
i.) Maximum lot coverage by structures- Twenty percent (20%).
j.) All structures must meet the current edition of the CABO One and Two family building and the Franklin County Plumbing Code.
k.) The property owner must live on-site, and the Granny Flat must be subservient to the principal use of the property as a dwelling.
l.) The apartment (Granny Flat) shall be occupied only by a member of the family of the owner of the principal residence. Family is defined in this ordinance.

302.0391 - Private Streets (Lanes) - Where back land is desired to be developed for low-density single-family house lots without public water or sanitary sewer service, private lanes may satisfy road frontage requirements provided the following conditions are met:

a.) The road right-of-way is dedicated on a subdivision plat, and a homeowner's association is created to care for its permanent maintenance.
b.) The subdivision is approved by the Franklin County Blendon Township Planning Commission.
c.) The roadway construction meets cross-sectional standards for gravel and pavement from the Franklin County Subdivision Regulations.
d.) There shall be no future extension off this road to additional lots which would engender more traffic.
e.) The right-of-way is wide enough to permit both road construction and drainage as may be necessary, and utility easements.
f.) The road surface shall be paved with either asphalt (bituminous concrete) or concrete.
g.) Due to the narrowness of the street, no on street parking shall be permitted.
h.) The roadway surface shall be at least the following width, depending on the number of houses to be served:

Number of Houses fronting on Private Lane	Width of pavement
1-4	16 feet
5-8	18 feet
More than 8	Normal subdivision public street

302.0392 - Ponds - Man made ponds may be excavated provided the following standards are met:

a.) For ponds equal to or less than 1,000 square feet:
- A Conditional Use permit shall not be required

b.) For ponds greater than 1,000 square feet:
- A Conditional Use permit shall be required
- A registered professional engineer must design the pond
- The pond must have an approved outlet(s) to a creek, river or adequate swale
- The pond shall be designed in accordance with, and reviewed by, the Franklin Soil and Water Conservation District
- A pond development plan shall be submitted to the Franklin Soil and Water Conservation District for review and approval. The plan must include the following:
  - location of principal and emergency spillway outlets
  - location of outlet discharge points
  - location of dam and pool area
  - proposed grade of pond and surrounding area
  - location of spoil
  - soil stabilization plan including seeding, mulching and fertilizing data
  - other information deemed reasonably necessary by the Franklin Soil and Water Conservation District or the Blendon Township Zoning Department
- The Franklin Soil and Water Conservation District shall be responsible for construction inspections to assure the pond is completed in accordance with approved plans

302.0393 - Bed and Breakfast Inns - Provided the following conditions are met.

a.) No more than three (3) bedrooms are available for overnight lodging.
b.) Owner must reside on-site in the residence.
c.) Adequate off-street parking must be available.
d.) Adequate potable water and sewage disposal must be provided.
e.) Signs must comply with the Home Occupation sign requirements.
f.) Maximum length of stay of lodgers is two (2) weeks, to prevent the Inn from becoming a rooming house.

302.0394 - Telecommunication Towers Update section with wording from ORC 519.211 - As provided for in Section
519.211 of the Ohio Revised Code. Public Utilities or other functionally equivalent providers may site a telecommunication tower as a Conditional Use provided the following conditions are met:

1. The maximum height of a tower shall not exceed 150 feet;

2. The tower and any stabilization structures or guide wires shall not be placed closer than ten (10) feet from a side or rear propertyline;

3. The tower shall not be placed closer than 150 feet from any existing residential dwelling;

4. Minimum lot size for which a tower is to be placed shall be two (2) acres;

5. The tower shall be located a minimum of fifteen (15) feet from the edge of the existing right-of-wayline or proposed right-of-way line as depicted in the Thoroughfare Plan as adopted by the Mid-Ohio Regional Planning Commission on October 6, 1961 and as amended from time to time, whichever right- of-way is greater;

6. Security fencing shall be provided to prevent uncontrolled access to the tower site;

7. The tower shall be designed to aesthetically complement the surrounding community. Towers shall be painted in a non-contrasting color minimizing visibility unless otherwise required by the FCC or FAA;

8. A landscaping plan must be submitted and approved by the Board of Zoning Appeal. An evergreen hedge planted three feet on center or an evergreen tree line planted five (5) feet on center is suggested. All existing vegetation shall be retained and maintained to the extent possible;

9. Advertising shall not be permitted anywhere on the tower or site with the exception of identification signs and no trespassing signs, which arerequired;

10. The tower shall not be artificially lighted except to assure safety or as required by the FAA;

11. Towers must be designed and certified by an engineer to be structurally sound and, at a minimum, in conformance with the Ohio Basic BuildingCode;

12. The tower shall be fully automated and unattended on a daily basis, and shall be visited only for periodic and necessary maintenance;

13. The applicant or tower provider shall demonstrate that the telecommunication tower must be located where it is proposed in order to service the applicant's service area and that no viable siting alternative exists. There shall be an explanation of why a tower at this proposed site is technicallynecessary;

14. Where the tower is located on a property with another principal use, the applicant shall present documentation that the owner of the property supports the application and that vehicular access is provided to the property. Reasonable access and circulation shall be provided to thetower.

15. Applicant shall provide a signed statement indicating that the applicant agrees to allow for the potential co-location of other towers to the extent possible, the removal of the tower within one-hundred eighty (180) days after the site's use is discontinued, proof that other co-location opportunities have been explored and are unavailable and that notice has been provided as required in Section 519.211 of the Ohio Revised Code;

16. A tower may be attached to a residential or non-residential building or a structure that is a permitted use in the district; including, but not limited to, a church, a municipal or governmental building or facility, agricultural building, and a building or structure owned by a utility, provided conditions two (2) through fifteen (15) above are met and the tower height does not exceed twenty (20) feet above the existing building or structure to which the tower isattached.

17. No telecommunication tower shall be located within one thousand (1,000) feet of any historic site, historic district, public park, resource protection district or greenway.

Waiver of Conditional Use Permit

Exception #1 - Should a public telecommunication organization desire to site a tower on property that falls under the direct ownership of the County Commissioners or appropriate Township Trustees then a Zoning Compliance Certificate may be obtained in lieu of a Conditional Use Permit provided conditions 5, 6, 7, 11 and 15 are observed. Note: A GIS map of publicly owned sites is available at the Franklin County Development Department.

Exception #2 - Should a public telecommunication organization desire to co-locate a tower with either another existing tower or a utility structure (i.e. water tower) then a Zoning Compliance Certificate may be obtained in lieu of a Conditional Use Permit provided conditions 5, 6, 7, and 11 are observed.

302.04 - DEVELOPMENT STANDARDS

In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the RURAL DISTRICT.

302.41 - Lot Area and Coverage

a.) For each dwelling unit there shall be a lot area not less than 2.5 acres.

b.) For each other Permitted Use and Conditional Use, the lot area shall be adequate to meet the sanitation requirements of the County Board of Health, but shall not be less than that prescribed for such use.

c.) Only one (1) principal use shall be permitted on a lot, and such lot shall not be covered more than twenty percent (20%) by structure. Exceptions: Churches and schools may have more than one principal structure perlot.

302.42 - Minimum Lot Width - For a one-family dwelling, there shall be a lot width of One hundred and fifty (150) feet or more at the front line of the dwelling (except for Oscar Lots and Farm Village lots, see sections 416 and 415 respectively). Unless otherwise provided here-in, such lot shall have access to and abut on an improved, dedicated, publicly maintained street right-of-way for a distance of at least one hundred and fifty (150) feet. Frontage may be reduced on a curved portion of a street (with a centerline radius of 500

feet or less) to one hundred (100) feet and on a cul-de-sac bulb to sixty (60) feet. Frontage may be provided on an approved private street, if the right-of-way is dedicated to allow emergency vehicle access and is permanently maintained by a responsible entity.

302.43 - Side Yard - For dwellings there shall be a total of side yards of twenty (20) feet or more with a minimum of eight (8) feet or more on one (1) side.

For structures permitted in Sections 302.024, 302.025, 302.032 and 302.033, there shall be a side yard of not less than twenty-five (25) feet, except when a larger side yard is required for such use, by these district regulations.

302.44 - Rear Yard - For main buildings, there shall be a rear yard of twenty percent (20%) or more of the lot depth, except that a rear yard of more than fifty (50) feet shall not be required.

302.45 - Front Yard - See Section504.01

302.46 - Accessory Structures - See Section512.

302.47 - Maximum Height – Thirty-eight (38) feet, measured from the average grade on the lowest side of the structure to the peak of the roof.