

Section 20 - Conservation District Planned Unit Development Overlay (CD)

It is the desire of the residents of Huntington Township to encourage “smart” growth through the use of Conservation Development or Planned Unit Development. All areas currently zoned Residential Agricultural will have an overlaying zoning addition that will allow for higher density allotments, including limited cluster homes with green/open space requirements of not less than 40%. This will provide for the protection of the rural area’s characteristics, protect sensitive natural areas, and reduce the effects of stormwater mitigation in the Township’s highly erodible soils. New and innovative designs are welcome/encouraged.

20.1 PURPOSE: The Conservation District Planned Unit Development Overlay (designated "CD" District) is for use in all areas of the Township where Residential Agriculture Zoning rules are currently in place and development will be 40 acres or larger whether in a phased timeline or all at once.

20.1.1 Preserve and protect natural resources including pastoral settings, natural water courses, wetlands, forested/wooded area, and highly erodible soils, while meeting the needs of generational housing with proximity to areas of employment and service facilities.

20.1.2 Allow options for slightly higher density development which are compatible with the agricultural traditions and natural amenities of Huntington Township and protection and enhancement of its natural resources.

20.1.3 Retain productive agricultural land use and sensitive natural area using best management practices.

20.1.4 Permit development of land for housing in compliance with a comprehensive plan that minimizes harmful effects the on surrounding areas.

20.2 PERMITTED USES: The following uses and no others shall be permitted in an “CD” District:

20.2.2 Agriculture permitted within the green space requirements; for example: the area may continue to be grain farmed and the HOA retains the rent for said practice.

20.2.3 Single family dwellings and cluster housing (no more than three units in size) will be permitted. A cluster home is defined as a group of closely grouped or attached homes that are smaller in size than that required for permitted single family dwellings.

20.2.4 Accessory buildings incidental to the principal use, which do not include any activity conducted as a business. No accessory structures will be permitted in front of a dwelling unit. Freight boxes are NOT permitted.

20.3 LOT REQUIREMENTS

20.3.1 Conservation District shall be no less than 40 acres.

20.3.2 Minimum lot area within CD – One (1) to (3) acres lot sizes. Only twenty-five percent of the total number of lots are permitted to be one acre; all other lots must be a minimum of two (2) acres with a maximum of a three acre. All lot sizes subject to Lorain County General Health District Rules and Regulations for Home Sewer Treatment Systems.

20.3.3 Minimum lot width within CD – (150) to Maximum (400) feet.

20.3.4 Minimum green space within CD – Forty (40%) percent. Agricultural areas, wetland, riparian corridors, retention/detention basins, forested/woodland and buffer zone area will all be included in the green space calculations. Private yards will not be included in the green space percentage calculations, unless the lot includes riparian corridor areas where building is prohibited.

20.4 YARD REQUIREMENTS WITHIN CD

20.4.1 Minimum front yard depth –70 feet from the front property line or 100 feet from the centerline of the road whichever is greater

20.4.2 Minimum rear yard - fifty (50) feet.

20.4.3 Minimum side yard width:

A. Minimum side yard, dwelling to property line - fifteen (15) feet.

B. Corner Lot Specifications: All corner lots must adhere to the same frontage requirement on both streets. One hundred feet from the centerline on the street the house faces and on the side yard street side of the dwelling.

20.4.4 Fences are allowed within the District see section 6.7.5 (General Regulations)

20.4.5 In areas where a development is planned and current houses would have a sightline into a backyard or community recreation facility where none existed before a living barrier must be installed. This barrier can be a mix of native

deciduous and evergreen trees, native grasses and shrubs, or other agreed upon items. The width of which will be determined by agreement with the developer and the Zoning Commission based upon the design and vegetation chosen. These areas would be allowed to be considered as part of the overall green space for the development.

20.4.6 PERCENTAGE OF LOT COVERAGE: All buildings including accessory buildings shall not cover more than thirty five percent (35%) of the lot. No hard surfaces are included under these percentages. No accessory building are permitted on cluster home lots.

20.5 BUILDING REQUIREMENTS

20.5.1 MAXIMUM BUILDING HEIGHT: No residential building shall hereafter be erected or structurally altered to a height exceeding two and one-half (2 1/2) stories or thirty-five (35) feet in height measured from the grade to the ridge of the roof. Cluster homes must be single story.

20.5.2 MINIMUM DWELLING UNIT SIZE : There shall be a minimum one thousand four hundred (1400) square feet of living area provided in each single family dwelling unit exclusive of basements, porches, garages, breezeways or terraces.

20.5.3 MINIMUM CLUSTER HOME UNIT SIZE: Cluster homes of no more than three units per lot are permitted. A range of up to 40% of the total dwelling units can be Cluster homes. A minimum square footage of one thousand (1,000) square feet of living space exclusive of basements, porches, garages, breezeways or terraces.

20.6 PARKING

20.6.1 Off street parking facilities for all dwellings shall be located on the same lot or plot of ground as the building served. No on street parking permitted. It is encouraged that parking be built into street design, such as eyebrow parking, or other small three to four vehicle parking areas located in the residentially developed areas. The design of areas such as this could be advantageous for pervious pavers for stormwater reduction.

20.6.2 Separate off- street parking spaces for campers, semi-trucks and other large vehicles will be permitted/encouraged in the design of the CD. Rules will be enforced by the developer, HOA or township zoning official.

20.7 PERMITTED SIGNS

20.7.1 One sign allowing for the name of the development, should one be requested, will be permitted as long as it does not exceed 32 square feet, this does not include landscaping. It shall not in any way visually obstruct any line of sight for

any roadway. Lighting on the sign must be directed on the sign and not affect drivers on the adjacent roadway(s).

- 20.7.2** Real estate signs not exceeding four (4) square feet in area and advertising the sale of a dwelling unit or parcel on which the sign is located shall be permitted.

20.8

CONSERVATION DISTRICT DESIGN: All plans and designs and changes thereto must come before the Huntington Township Zoning Commission for discussion and approval. This in no way is to be considered approval by the County which is also required. Given the restrictions set forth in these regulations the Zoning Commission is willing to work with developers should site specific issues become an undo burden. No regulations are to be assumed to be alterable unless formal communication has occurred with the Zoning Commission.

- 20.8.1** Sidewalks will not be required by the township but may be required by County Planning.
- 20.8.2** Underground utilities will be required.
- 20.8.3** No gated or private communities will be allowed.
- 20.8.4** Riparian corridor of 50' feet measured from the centerline of the channel per side for an overall corridor of 100' feet. No structures are to be built within the riparian corridor.