

Conservation Subdivision Code Comparison in Delaware County, Ohio

	Concord	Trenton	Genoa	Kingston
Name	Planned Residential Conservation District	Planned Residential Conservation District	Planned Rural Residential Conservation District	Planned Residence District
Approval type	Separate District, 519.021(C)	Within the RR district, 519.021(C)	Within the RR district, 519.021(C)	Rezoning 519.021(A)
Minimum Tract Size	10 acres	25 acres	10 acres	20 acres
Amount of open space required	50% open space, of which 15% must be active	50% open space, of which 25% must be active	50% open space, of which 25% must be active	50% of the gross site area
Density calculation	.66 d.u./GROSS acre without sewer .75 d.u./GROSS acre with sewer .85 with 40% open space if features must be created	.6 d.u./NET acre without sewer .75 d.u./NET acre with sewer OR yield plan using 3-acre lots	.6 d.u./NET acre without sewer .75 d.u./NET acre with sewer OR yield plan using 2-acre lots	Total acreage minus non-residential uses (open space not included), minus existing ROW, minus riparian areas, floodways, wetlands protected by federal or state law, existing utility or conservation easements, multiplied by 80% for roads, divided by 1.95 (FR-1 lot size).
Features for NET calculation	N/A	Steep slopes (over 20%), wetlands, watercourses, intermittent streams and 100-year floodplains.	Steep slopes (over 20%), wetlands, watercourses, intermittent streams and 100-year floodplains.	See above - existing ROW, minus riparian areas, floodways, wetlands protected by federal or state law, existing utility or conservation easements - overlaps count only once.
Pathway	5' walkway/bikepath required, with 5' landscape strip	5' walkway/bikepath required, with 5' landscape strip	5' walkway/bikepath required, with 5' landscape strip	Pathway required
Trees	Trees (2") located 50' on center along street.	Trees (2") located 50' on center along street.	Trees (3") located 50' on center along street.	none
Front setback	40'	40'	40'	35'
Perimeter setback	50'	50'	50'	100'
Minimum lot size	12,000 s.f or per plan	12,000 s.f or per plan	12,000 s.f or per plan	21,780
Frontage	80' no more than 30% of the lots 90' no more than 30% of the lots 100' for at least 40% of the lots	100'	100'	75', pie shape lots may taper to a minimum of 60'.
Open Space Ownership	Dedicate to Township Homeowners Condominium Easement dedication Private Conservation Organization Third Party	Dedicate to Township Homeowners Condominium Easement dedication Private Conservation Organization	Dedicate to Township Homeowners Condominium Easement dedication Private Conservation Organization	Dedicate to Township Homeowners Condominium Easement dedication Private Conservation Organization
What represents a major modification to the Final Development Plan?	1. A change in the use or character of the development; 2. An increase in overall coverage of structures; 3. An increase in the density or overall number of dwelling units; 4. An increase in the problems of traffic circulation or public utilities; 5. A reduction in approved open space; 6. A reduction of off-street parking and loading space; 7. A reduction in required pavement widths; 8. A reduction of the acreage in the PRCD.	1) A change in the use or character of the development; 2) An increase in overall coverage of structures; 3) An increase in the density; 4) An increase in the problems of traffic circulation and public utilities; 5) A reduction in approved open space; 6) A reduction of off-street parking and loading space; 7) A reduction in required pavement widths; 8) A reduction of the acreage in the planned development.	1. A change in the use or character of the development; 2. An increase in overall coverage of structures; 3. An increase in the density; 4. An increase in the problems of traffic circulation and public utilities; 5. A reduction in approved open space; 6. A reduction of off-street parking space and loading space; 7. A reduction in required pavement widths; 8. A reduction of the acreage in the Planned Development.	This is a rezoning, but it may be one-step or two-step. If two-step, the following represent minor modifications to either Preliminary or Final Plans. Any other change is defined as Major and must go to a hearing: 1. Adjustments to the size and location of buildings, pools, and other structures so long as they do not result in an increase in the number of units, encroach materially into the established setback areas, encroach materially into the designated parking areas to the extent that would necessitate an alteration in the layout of the drives or cause additional parking spaces, or create a large building mass that would magnify their effect on the adjoining areas. 2. Alterations to the drives and/or parking areas so long as they do not encroach into building or recreation areas. 3. Adjustments in the size and location of identification signs. 4. Modifications to the Development Plan required as a condition of approval by the county or other governmental officials or agencies.

Delaware County Regional Planning Commission – 11/2009 The above table is a general comparison and does not represent a guarantee that staff interpretations are identical to interpretations made by an individual Township. See individual codes for details. (Does not include Scioto Township, which recently adopted a 519.021(A) rezoning similar to Concord)