

Using existing PRD language within the Olentangy Watershed area to achieve Conservation Measures without a Conservation Subdivision code

	Berlin	Orange	Orange	Liberty
Name	Planned Residential District	Multi-Family Planned Residential District (MFPRD)	Single-Family Planned Residential District (SFPRD)	Planned Residence District (PR)
Approval type	Rezoning (519.021 A)	Rezoning (519.021 A)	Rezoning (519.021 A)	Rezoning (519.021 A)
Minimum Tract Size	20 acres	None	None	10 acres
Amount of open space required	FR-1: 40% R-2, R-3, R-4: 20% Critical areas may count for 50% of the req.	20%, detention may make up only 10% of the open space, otherwise shall be for active use or the preservation of natural amenities.	20%, detention may make up only 10% of the open space, otherwise shall be for active use or the preservation of natural amenities.	None per zoning, but encouraged through the Comp Plan.
Density	FR-1 overlay – 1 unit per net acre R-2 overlay – 1.25 units per net acre R-3 overlay – 1.85 units per net acre R-4 overlay – 1.5 units per net acre	4 dwelling units per gross acre, maximum number on any acre shall not exceed 8.	2 dwelling units per gross acre (if adjacent development is higher, then 2/3 of that density is allowed.	2 units per gross acre, but check the Comp Plan MF – 6 units per gross acre
Features for NET calculation	R-2, R-3, R-4 refer to net acreage. Net is defined as 15% of gross for streets, plus wetlands, floodplains, slopes >20%, existing major utility easements, bodies of water.	NA	NA	PR District does not require NET calculation, but the Comp Plan does. The Code defines NET as 15% for streets, wetlands, floodplains, slopes >20%, utility ROW, and existing water.
Pathway/sidewalks	Sidewalks or paths shall be provided. ZC may require walkways to access open space.		Usually requires sidewalks. RPC requires sidewalks based on frontage of the average lot.	RPC requires sidewalks based on frontage of the average lot.
Trees	Required every 60 feet, not in green strip.			
Front setback (not including major existing roads)	FR-1: 100 through, 90 dead-end and cul-de-sac R-2, R-3, R-4: 80 through, 70 cul-de-sacs	30 feet, or per development plan, doesn’t apply to internal private roadways.	30 feet, or per development plan	Equal to width of right of way
Side setback	R-2: 20 feet; R-3: 12.5 feet; R-4: 15 feet		12.5 feet	25 feet
Rear setback	R-2: 50 feet; R-3: 25 feet; R-4: 40 feet		35 feet (play sets 5 feet)	25 feet
Overall perimeter setback	50 feet			
Minimum lot size	FR-1: 1 acre; R-2: 29,600 net s.f.; R-3: 20,000 net s.f.; R-4: 25,000 net s.f.		Lot depth of 135 feet.	
Frontage	FR-1: 150’; R-2: 100’; R-3: 80’; R-4: 90’		75 feet dwelling line, 60 feet at street	
Open Space Ownership	Township, Homeowners, easement may be dedicated to a Conservation Org.		Homeowners’ Assoc.	Individual, homeowners, or third party if protected by an open space easement.
Conservation measures	Foliage should be maintained where practicable in open space. Scenic areas shall be preserved. Wetlands, steep slopes, forests, floodplain, ravines, habitat to be preserved to greatest extent possible.			All natural drainage courses, vegetation and contours >6% shall be maintained.
Maximum lot coverage	25% for buildings, 50% of all impervious		25%	
Other	Single-family attached dwellings may be used in all but FR-1 overlays. No more than 10% of the overall number of dwellings in a PRD can be attached condos.	No limitation to the number of units per building.	Allows clustering at same density of not more than four units per structure, common walls limited to 70% of a unit or along a garage wall, or along a wall that does not form an interior room space. Open space “should preserve environmentally sensitive portions of the site.”	
Roads	Public and private roads must comply with County standards. If portions are condominium, private internal access ways must comply with Fire Dept. standards.	Public and private roads must comply with County standards. If condominium, private internal access ways must comply with Fire Dept. standards.	Public and private roads must comply with County standards.	Public and private roads must comply with County standards.
Potential strategies for utilizing existing code for conservation measures:	Amending Comp Plan to recommend conservation measures specifically within the Olentangy watershed (currently underway). Development should utilize the option to build 10% of a project’s units as attached units to conserve drainage features in preserved open space, which is currently in the zoning text. Township may consider giving a divergence to allow a larger % of attached units in particularly critical areas.	Amending Comp Plan to recommend conservation measures within the Olentangy watershed (currently underway). MFPRD could be used to conserve additional open space, but the resulting increase in density might negate the benefit. (See Orange Township SFPRD recommendation in the next column.)	Amending Comp Plan to recommend conservation measures within the Olentangy watershed. Recommend utilizing the existing allowance for clustering at the same SFPRD density to conserve additional open space beyond the 20% required within the watershed.	Design options by the developer. Critical areas can be placed in open space. Home sites can be placed away from streams and swales.

Delaware County Regional Planning Commission – 9/2009 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.