Additional Page: Liverpool Twp Text Amendment

Article II Section 216 E (3) Conformance with Site Plan

3. To secure full compliance with an approved site plan, the Zoning Inspector or the Board of Zoning Appeals shall require a performance bond at 10% of the project cost or ~~other similar financial guarantee~~ in the form of a Surety Bond to be submitted by the developer or builder. The ~~bond~~ bonding company will be approved by the Township Trustee's. ~~or funds will be deposited and retained by the Township Fiscal Officer.~~ The bonding company or builder shall transmit confirmation to the township that the Surety Bond is in place.

Article II Section 217 A (5) Oil and Gas Well Regulations

A. Precautions shall be taken to prevent and/or mitigate possible fire and explosion hazards and the following regulations shall be followed:

5. No ~~residence or occupied~~ parcel platted or building shall be erected within one hundred fifty (150) feet from any oil or gas well, storage tanks, and/or separator units, abandoned or not abandoned. (Recommended 01/09/2003. Adopted 02/04/2003.)

B. Well and storage site operations/maintenance shall be conducted to minimize any adverse impacts on the health, safety, and general welfare of the surrounding lands and the Township in general and the following regulations shall be followed:

7. A required Oil and Gas Well report will be submitted to the township, from the developer or the third-party entity that prepares the report, and shall be validated by the appropriate Federal, State or County authorities.

Article II Section 219 Private Streets and Common Driveways Standards

A. Basic Street Construction Standards

4. Grade ~~15%~~ 10% Maximum Grade

~~18% Allowed for 100 feet stretches~~

8% grade maximum when approaching a public road

Article III Rural Residential District (R-R)

Section 301.1 Purpose

The purpose of this district is to provide for rural residential development at a low density which will promote the continuation of the predominant rural residential character of the Township. Where central sewer and water facilities are not available it is the intention of this district to allow residential development of sufficiently low density to preclude creation of public health and safety problems which could result in the need to extend central facilities in an uneconomical fashion. Where central sewer and water are available, it is the intention of this district to provide for low density residential development at a density of ~~one (1) acre per dwelling unit~~ the lot requirements in section 301.3. To ensure that existing and planned sewer and water facilities are most efficiently utilized, ~~the one (1) acre per dwelling unit density~~ the lot requirements in section 301.3, will not be permitted outside the planned service areas as indicated in the Liverpool Township Development Policy Plan.

Article III Section 301.3 A (1) Lot Requirements

1. Single family dwellings
    a. with both central water and sewer - one ~~(1)~~ (2) acre
    b. with on-site water or central water and on-site septic - two (2.5) acres

Article III Section 301.3 A (2) Lot Requirements

2. Two-family dwellings
    a. with both central water and sewer - ~~1.5~~ (2.5) acres
    b. with on-site water or central water and on-site septic ~~3.5~~ (4.5) acres

Article III Section 301.3 B (C) Lot Requirement's

B. Minimum Lot Frontage Width Continuous to Building Line

3. Major Subdivisions - When new streets are developed, the minimum lot frontage for single family dwellings fronting on the bulb portion of a cul-de-sac shall be:
    a. with both central water and sewer - 60 feet
    b. with on-site water or central water and on-site septic - 75 feet
    c. public road right-of ways may have one (1) main access point (not including driveways) to the development, unless the development exceeds thirty (30) dwelling units, whereby a second access point shall be required.

Article III Section 301.5 General Requirements

A. Public road right-of ways may have one (1) main access point (not including driveways) to the development, unless the development exceeds thirty (30) dwelling units, whereby a second access point shall be required.
B. Subdivision housing shall have address markings posted clearly on the house; each character shall be Six inches (6") high with a minimum stroke width of Three/Quarters inch (3/4").
C. Private Road or Drive
    1. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address and marker identification shall be maintained. Markers may be provided by VCFD.
    2. If driveway exceeds 700ft, as measured from the public street to the front of the house, it shall be required to have a marker indicating measurement. This identification shall be provided to facilitate emergency response.

D. Sanitary Systems & Septic System
    1. Ohio Department of Health approved septic systems shall be allowed.
        a. NPDES Systems will need Township approval.
    2. Residential grinder pump sewage systems shall not be allowed.

Article III Section 306.5 (1) Density Requirements

A. Allowable number of dwellings: For the purpose of this section the maximum number of allowable dwellings shall be determined by either 306.5(A)(1) or 306.5(A)(2) below. The Board of Zoning Appeals will consider all relevant information and make a final determination consistent with the intentions of Section 306.

1. The total number of allowable dwellings within a CDZ subdivision shall be calculated by taking the total buildable acreage to be developed minus land preservation outlined in 306.1. and divided by 2.25 for areas not serviced by central water and sewer and 1.2 for areas serviced by central water and sewer. The number calculated will be rounded to the lower whole number to determine the actual allowable number of dwellings and shall not to go below the threshold of 1 acre per lot.

Section 306.8 C (1) General Requirements

C. Number of main accesses:

1. Public road right-of ways ~~may~~ shall have one (1) main access point (not including driveways) to the Controlled Density Zoning development, unless the development exceeds ~~fifty (50)~~ thirty (30) dwelling units, whereby a second access point ~~may~~ shall be required.

2. All planned development under the CDZ district shall have sidewalks to promote pedestrian safety.

Article III Section 306.8 A (2) Yard Requirement's

A. Minimum land area required for CDZ subdivision consideration:

2.The minimum percentage of land that shall be designed as permanent open space shall not be less than 40% of the ~~original site~~ buildable acreage. ~~It is desired that this~~ Open space shall be situated between the public road right-of-way and proposed residential dwellings. The open space shall not be subjected to further subdivision and shall be protected from encroachment of development through deed restrictions, conservation easements, and appropriate reverter clauses, all held by an acceptable entity(s) as further specified in Section 306.10.

Article III Section 306.8 General Requirements

**L.** Subdivision housing shall have address markings posted clearly on the house; each character shall be Six inches (6") high with a minimum stroke width of Three/Quarters inch (3/4").

Section 306.10 Screening Specification

Landscaping employed to satisfy the requirements of Section 306.8(E) ~~may~~ shall consist of any combination of new earth berms and vegetation conforming with the following specifications

Article XI Definitions

**Zoning Certificate:** Also known as a Certificate of Zoning Compliance is a specific type of zoning permit that confirms your project meets zoning requirements before any work begins. A document issued by the Zoning

Inspector authorizing the approval of, use of lots, structures, uses of land, and structures and the characteristics of the uses.