

On Tuesday, November 8th, 2005, the voters of Darby Township will be voting on a new comprehensive zoning plan. A "Yes" vote will adopt the new provisions.

In May 2005, the Darby Township Trustees passed a comprehensive zoning resolution designed to manage development pressures in the township. This resolution replaced the previous zoning resolution passed in April of 1980 and amended in 1988, 1996, and 2000. **A referendum was subsequently filed in the summer of 2005, suspending the adoption of the new resolution and reverting the township zoning back to the 2000 version until the voters of Darby Township decide the issue of whether or not to have the new zoning provisions.** The 2005 zoning resolution was the product of 3 years of work by the Comprehensive Plan Steering Committee, the Zoning Commission, the consulting firm Burns, Bertsch & Harris, and the Logan-Union-Champaign Planning Commission.

Highlights of the Resolution

The Zoning Resolution consists of text and a land use map. The text is summarized in the following paragraphs. The resolution creates new zoning classifications. Among these are:

- 1) **A-1 Agricultural District.** In this district, one residential lot is allowed for every 20 acres contained in a parcel. The lots themselves can be between 2 and 5 acres in size. The intent of this district is to preserve farmland and open space. For example, a 100-acre farmed parcel could have 5 residential lots split off (one for each 20 acres), and the lots could all be located in one corner of the parcel, leaving 75 to 90 acres of the original parcel still in farmland, under the control and ownership of the seller.
- 2) **FR Farm Residential District.** In this district, one residential lot is allowed for every 5 acres contained in a parcel. The lots themselves can be between 2 and 5 acres in size. The intent of this district is to be a transition between the agricultural districts and the residential districts, while preserving some open space if possible. For example, a 100-acre parcel could have up to 20 lots split off, if enough road frontage is available. If these lots would be 2 acres each, then 60 acres of the original 100 would still be in farmland or open space, under the control and ownership of the seller.
- 3) **R-1 Low Density Residential District.** In this district, one residential lot is allowed for every 2 acres contained in a parcel. Unlike the A-1 and FR districts, R-1 lot splits are not determined by density, so there is no set-aside of open space or farmland.
- 4) **B-2 Local Business District.** In this district, public uses, agribusinesses, retail service establishments and other non-industrial businesses are allowed, with a maximum of 7500 square feet and 2 stories each. The only B-2 areas on the land use map are the current location of the Marysville Golf Course and the area south of the intersection of State Route 161 and Middleburg-Plain City Road.
- 5) **LI Light Industrial District.** In this district, light manufacturing, warehouses, automotive businesses and similar facilities are allowed. There are no square footage restrictions, but no buildings over 2 stories tall are allowed. The only LI areas on the land use map are at the intersection of State Route 38 and Middleburg-Plain City Road and along Unionville Road at the old railroad tracks.

Planned Districts

When planned districts are utilized rather than lot splits, greater density and increased flexibility are possible if certain requirements are met. These planned districts and some of their highlights are as follows:

- 1) **Planned Agricultural District (PAD).** The requirements for this district are very similar to the A-1 zoning district, except that lot sizes can be reduced to the county-mandated minimum (currently 1.5 acres). When this occurs, the land left over from the density requirements is placed in a conservation easement for a minimum of 30 years and maintained as open space.
- 2) **Planned Residential District (PRD).** This district allows a maximum density of 1 lot per 1.75 acres, and actual lot sizes can be at the county minimum (currently 1.5 acres). In exchange for the increased density allowed, the developer must preserve at least 25% of the total acreage of the development as open space.
- 3) **Planned Conservation Residential District (PCR).** The PCR district allows a maximum density of 1 lot per 1.5 acres, and requires that 50% of the total development be preserved as open space or agricultural land.

(continued)

- 4) **Planned Commercial and Office District (PCO).** This district allows the same uses as in the B-2 district, with a minimum lot size dictated by county and state standards. In the PCO district, a minimum of 10% of the development must be preserved as open space.
- 5) **Planned Industrial District (PID).** This district allows the same uses as in the LI district, with a minimum lot size dictated by county and state standards. In the PID district, a minimum of 10% of the development must be permanently preserved as open space.

Areas preserved as open space can be owned and managed by the township, by a corporation of the project area owners, by a homeowners association, or by a private conservation organization.

Accessory Buildings

The 2005 Zoning Resolution creates new standards for accessory buildings. Previously, the old zoning resolution allowed accessory buildings no larger than 400 square feet in all zoning districts. The new resolution allows the following:

Lot Size	Maximum Size of Accessory Building	Maximum Height
Less than 1 acre	580 sq. ft.	15 feet
1-2 Acres	1200 sq. ft.	18 feet
2-5 acres	1600 sq. ft.	25 feet
5+ Acres	2160 sq. ft.	25 feet

⇒ Copies of the entire Zoning Resolution and the Land Use Map will be available at the Darby Township Hall on Election Day. If you would like to receive an electronic version of these documents, please e-mail your request to trustee Doug Alderman at dalderm@columbus.rr.com ←

Questions? Please call Doug Alderman at 614-873-4572