

## Pickaway County Regional Planning Commission

Court House, 207 South Court Street Circleville, Ohio 43113 740.474.1764 www.pickaway.org

## **Adjoining Parcels**

Below is an excerpt from the *Revised Subdivision Standards and Regulations for Pickaway County, Ohio* Section 110.02(b), pages 3 and 4, regarding adjoining parcel conveyances:

- "110.02 Any division of land into parcels for the purpose of transfer of ownership shall be subject to review by the Planning Commission except as follows:
- (b) The sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites as defined by zoning or these Regulations or reduce the original tract below the requirements of zoning or these Regulations."

In order to determine the compliance for the above Section 110.02(b), you will be required to obtain written approval from your township zoning official. In certain cases, a site evaluation may be required from the Pickaway County Board of Health to assure that the on-site wastewater treatment and water well area is not adversely affected by reducing the size of the original tract.

Below is the suggested language to be included on your deed for the adjoining parcel conveyance. Contact the Planning Commission if you have any questions.

## RESTRICTION:

een approv	ed as a	an "ADJO	INING PA	RCEL TR	ANSFEI	R" and in	n the futur	e shall be
y with	the	adjoining	5		acre	tract,	Parcel	Number
			_, as record	ed in Offi	cial Reco	ord/Deed	l Volume _	,
and shall	not be	used as a	separate b	uilding sit	e. This i	restrictio	n shall rur	n with the
modified o	only up	on the wri	itten approv	al of the	Pickawa	y County	y Regional	Planning
marginal	entry s	shall be 1	made on t	he above	stated	deed sta	ating "See	e Official
, Pag	ge	for a re	estriction aff	ecting this	s parcel.'	,		
	and shall modified of marginal	and shall not be modified only up marginal entry	and shall not be used as a modified only upon the writing marginal entry shall be	with the adjoining, as record, as record and shall not be used as a separate by modified only upon the written approve marginal entry shall be made on the second shall be second shall be shall be shall be shall be s	with the adjoining, as recorded in Offi and shall not be used as a separate building sit modified only upon the written approval of the marginal entry shall be made on the above	with the adjoining acre 	with the adjoining acre tract,, as recorded in Official Record/Deed and shall not be used as a separate building site. This restriction modified only upon the written approval of the Pickaway County	, as recorded in Official Record/Deed Volume and shall not be used as a separate building site. This restriction shall run modified only upon the written approval of the Pickaway County Regional marginal entry shall be made on the above stated deed stating "See