

## Large Lot Division requirements for unincorporated Pickaway County

Large Lot Divisions of land (ORC 711.133), also known Senate Bill 115 divisions, of between five (5.001) acres and twenty (20) acres that are not a subdivision as defined by the Pickaway County Subdivision Regulations may be approved by the Pickaway County Planning Commission without submitting a subdivision plat. This checklist is to be considered as a convenience for securing the necessary approvals required for a large lot division, but is not a limitation to those requirements. The Pickaway County Subdivision Regulations are available in published form and apply to all subdivision of land in unincorporated Pickaway County. If you are creating a lot for sale, **DO NOT** schedule your closing until you are certain that all of the necessary permits and approvals have been obtained. Call the planning office at 740-474-8897 or engineer's map room at 740-474-1764 if you have questions.

- **TOWNSHIP ZONING APPROVAL:** Contact the township zoning inspector in the township where the proposed division is located. Approval for the division must be indicated on the deed or plat. Saltcreek Township has not adopted a zoning resolution therefore township zoning approval is unnecessary. A list of zoning inspectors is available on [www.pickaway.org](http://www.pickaway.org) under the township link. In Saltcreek Township lots up to 10 acres in area shall have not less than 150 feet of frontage, and lots 10 acres and up to 20 acres shall have not less than 300 feet of frontage.
- **HEALTH DEPARTMENT APPROVAL:** Contact the Pickaway County Board of Health ([www.pchd.org](http://www.pchd.org)) at 740-477-9665, for a site evaluation. A copy of the site evaluation or a letter from the Board of Health indicating approval of the proposed division is required. It is recommended that you contact the Health Department approval before you survey the tract.
- **SURVEY PLAT** The survey plat and legal description must meet the Pickaway County Auditor and Engineer Conveyance Policy Standards. Four (4) copies of the survey plat and legal description of the proposed division(s) shall be submitted.
- **FRONTAGE AND LOT SIZE:** Lots must meet minimum standards for public highway frontage and frontage-to-depth ratio. Contact your zoning official to ensure that you comply with township requirements. The county requires a minimum of sixty feet (60') of highway frontage.
- **FLOOD HAZARD & OTHER REGULATIONS:** Lot development and building construction must be consistent with applicable flood hazard, storm water management, and erosion and sedimentation control regulations. Lot development and building construction in a flood hazard area may be restricted or prohibited. Contact the Development and Planning Office, 121 West Franklin Street, Circleville, Ohio, phone 740-474-8897 for additional information, or view flood hazard maps at [www.fema.gov](http://www.fema.gov).
- **ACCESS MANAGEMENT REGULATIONS & DRIVEWAY PERMITS:** You must obtain approval from the Pickaway County Engineer for driveway access to county and township roads. Contact the Pickaway County Engineer, Court House, 207 South Court Street, Circleville, OH 43113, 740-474-3360. You must obtain a driveway permit for any subdivision lot created on a state or federal highway. Contact the Ohio Department of Transportation, 150 Highland Avenue, Circleville, Ohio, 740-477-3371. An easement for highway and utility purposes may be required. The easement is typically for 35 feet in width from the center of the highway pavement along the frontage of the division.
- **APPLICATION FOR APPROVAL:** When all necessary approvals have been obtained, submit documentation of those approvals along with the survey plat and legal description to the Pickaway County Engineer's Map Room, Pickaway County Court House lower level. Evaluation, and approval or other action of a proper application on the proposed division will be made within seven (7) calendar days for approval for one (1) through six (6) parcels; fourteen (14) calendar days for seven (7) through fourteen (14) parcels; or, if the large lot division contains fifteen (15) or more parcels action will be taken within twenty one (21) calendar days.