

330.2 – Large Lot Subdivisions

The purpose of Section 330.2 is to establish the procedure for review and approval of large lot subdivisions as authorized under ORC §711.133. Approval without a plat of a large lot subdivision may be granted by the Commission if the proposed division of land meets all of the following conditions:

1. The proposed subdivision is located along an existing public street and does not involve the opening, widening or extension of any street or road, and involves the establishment of any lot ranging in size from not less than five (5) acres to not more than twenty (20) acres. A proposed division of land under and in compliance with this Section 330 shall not be considered a subdivision for purposes of ORC §711.001 (B)(1) and need only be approved under the provisions of this Section 330.2.
2. Where there is no applicable zoning regulations for lot frontage, no lot shall have lot frontage of less than two hundred fifty (250) feet of continuous frontage on an existing and improved public road.
3. Where there is not applicable zoning regulations for lot width to depth ratios, no lot shall have an average depth which is more than three (3) times its average width.