

**TRUSTEE APPROVED ZONING RESOLUTION  
UPDATES/CHANGES  
RESOLUTION #112718-1**

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**PAGE 20**

**ARTICLE IV - DEFINITIONS**

~~**Walkway/Multi-Use Path:** A public way for pedestrian use, whether along the side of a road or not.~~  
Walkway/Multi-Use Path constructed per Delaware County Engineer Standards with a minimum width of five (5) feet for sidewalks and a minimum width of eight (8) feet for multi-use paths, and shall, to the extent reasonably possible, connect with other Walkways, Multi-Use Paths and/or sidewalks on adjacent properties.

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**PAGE 70**

**ARTICLE XI - PLANNED RESIDENTIAL DISTRICT (PRD)**

**Section 11.07 – DEVELOPMENT STANDARDS:**

- o. Curbs and Base Coat - Curbs and base coat of an approved ODOT material of RCC or asphalt material shall be in place before zoning permits will be issued by the township.
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**PAGE 70**      **ARTICLE XI – PLANNED RESIDENTIAL DISTRICT (PRD) Section 11.08**

**PAGE 105**    **ARTICLE XIX – PLANNED COMMERCIAL AND OFFICE DISTRICT (PCD) Section 19.08**

**PAGE 112**    **ARTICLE XX – PLANNED INDUSTRIAL DISTRICT (PID) Section 20.08**

**Section 11.08/19.08/20.08 - EXTENSION OF TIME/MODIFICATION OF FINAL DEVELOPMENT PLAN:**

- a) An extension of the time limit for either filing the required subdivision plat, recording the approved subdivision plat, or enlarging the approval period for either a preliminary or final development plan may be granted by the Zoning Commission without public hearing provided the Commission finds that such an extension is not in conflict with the public interest, that there is a legitimate purpose and necessity for such extension, and that the applicant shows evidence of a reasonable effort toward the accomplishment of the filing and/or recordation of the plat and the completion of the development of the project. A request for extension shall be filed prior to the expiration of the established approval period.
- b) Proposed variations from the approved development plan that involve only one (1) lot shall be considered by the Board of Zoning Appeals under its hearing process pursuant to (BZA process section) of the Zoning Resolution.
- c) A request for minor changes to the final development plans shall be submitted to the Zoning Inspector for recommendations to the Board of Trustees, who will have final approval of all minor changes to the final development plans.
- d) In the case of a request for a modification or amendment to the approved final development plan that represents a substantial departure from the intent of the original proposal, said modification or amendment shall be subject to the same procedure and conditions of development plan approval as the original application. The following shall be considered substantial departures from the original application.
  - 1) A change in the use or character of the development;
  - 2) An increase in overall lot coverage of structures and off-street parking;
  - 3) An increase in the density;
  - 4) A reduction in approved open space;
  - 5) A reduction of off street parking and loading space;
  - 6) A reduction in required pavement widths;
  - 7) A reduction of the acreage in the planned development;
  - 8) Any other departure from the approved development plan which is deemed substantial by the Zoning Commission.

**ARTICLE XXI – GENERAL DEVELOPMENT STANDARDS**

**Section 21.05 - WATER IMPOUNDMENTS:**

- c) All installed swimming pools shall adhere to the current Delaware County Code Compliance Building Codes and Standards for installation and construction.  
~~All installed swimming pools, or the entire property upon which the pool is located, shall be walled or fenced to prevent uncontrolled access by all individual from the street or from adjacent properties. Said fence or wall shall be not less than four (4) feet in height and shall be maintained in good condition with a gate and lock.~~

**ARTICLE XXI – GENERAL DEVELOPMENT STANDARDS**

**Section 21.07 - FLOOD PLAIN REGULATIONS:** All flood plain regulation shall be administered by the Flood Plain Administrator of Delaware County.

~~Certain limited areas of the Township lie within the flood plain of the Scioto River and its tributaries. Inundations of those areas during periods of high water can impose great loss of property value unless controls are imposed to ensure that land use within those areas consider such risks and minimize the impact of such flooding. In an effort to control such uses and in the best interest of the township, the following regulations shall be imposed and apply to all land use districts within the flood plain:~~

- a) ~~Any owner of property who wishes to engage in the development thereof (development means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavating, or drilling operations located within the land in the flood plain within the township subject to a 1 % or greater chance of flooding in any given year) shall, prior to engaging in such development, present to the Township Zoning Inspector a copy or other written evidence of the development permit issued by the Delaware County Building Inspector evidencing that the owner has complied with the Amended flood Damage Prevention Control Regulations of the Delaware County Building Code, Section 301(2) adopted December 28, 1987. Compliance with said Amended flood Damage Prevention Control Regulations adopted by the Board of County Commissioners of Delaware County, Ohio, shall constitute satisfactory compliance with these flood plain regulations of Delaware County.~~
- b) ~~The Delaware County Building Department maintains on file for public examination current maps delineating the boundaries within the Township of all lands designated "flood way". In the event a property owner contests the boundaries of such flood way, he shall be given reasonable opportunity to present technical evidence to support his position as provided in the Delaware County Amended Flood Prevention Control Regulations. Compliance with said regulations shall constitute compliance with the Concord Township Flood Plain Regulations contained in this Section 21.07.~~

**ARTICLE XXI - GENERAL DEVELOPMENT STANDARDS**

**Section 21.13 FENCES AND WALLS**

- e.) ~~All swimming pools shall be surrounded on all sides by a fence with a minimum height of four and one half (4.5) feet and with a self latching gate.~~

**ARTICLE XXV – ZONING INSPECTOR – ZONING PERMIT AND APPLICATIONS**

~~**Section 25.05 – CERTIFICATE OF OCCUPANCY:** It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted or wholly or partly altered or enlarged in its 'I a certificate of occupancy shall have been issued by the Zoning use or structure until Inspector stating that the proposed use of the building or land conforms to the requirements of this Resolution.~~

~~**Section 25.06 – TEMPORARY CERTIFICATE OF OCCUPANCY:** A temporary certificate of occupancy may be issued by the Zoning Inspector for a period not exceeding six (6) months during alterations or partial occupancy of a building pending its completion; such permit may be renewed twice at the discretion of the Zoning Inspector.~~

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