

PART IV
MODEL RESIDENTIAL CONSERVATION DEVELOPMENT
GUIDELINES FOR ADAPTATION AND USE BY MUNICIPALITIES

October 1998

The Model Residential Conservation Development Regulations have been written for townships simply because townships are more likely to have large areas of undeveloped land for which conservation development is appropriate. In addition, the review process is more complex in townships since the county planning commission is the body that is responsible for the review and approval of all subdivision plats in townships. Because of that, the conservation development zoning regulations are written independently of the conservation development subdivision regulations.

To adapt the zoning and subdivision regulations for use by municipalities, the following changes and modifications are required.

1. Zoning Standards and Development Design Criteria. The outline of standards and criteria contained in the model is appropriate to any community be it a township, village or city. Specific numerical standards are given in the model only for illustrative purposes and need to be adapted to meet the specific needs of each community.
2. Review Procedures. The review procedure for municipalities is the same as that for townships, except for the following:
 - a) The Planning Commission replaces the Zoning Commission as the body responsible for reviewing and approving both the general development plan and the final development plan.
 - b) Since the Planning Commission also has the authority to approve subdivision plats, the review of a general development plan and any associated subdivision can occur along a parallel, but coordinated, track. This should be clearly stated in the review procedures.
 - c) In municipalities, the technical review of the plans is conducted by municipal departments, most notable the city engineer's office, therefore references to the county health department, county sanitary engineer, and county planning commission should be deleted.
3. Subdivision Regulations. The zoning regulations and subdivision regulations could be combined to form one unified set of regulations governing conservation development.

This is possible because the Planning Commission already has the responsibility of reviewing subdivision plats. Many of the provisions in the Model Subdivision Regulations are the same as provisions in the Model Zoning Regulations (i.e. the purpose statements, the definitions, the resource protection standards, and the review criteria). Therefore, if a municipality wishes to combine the zoning and subdivision regulations, the appropriate subitems in Sections 230 and 240 of the Model Subdivision Regulations would need to be brought forward into the Model Zoning Regulations and placed before Section 180 Review Procedures.

4. Jurisdiction References. All references to townships need to be changed. This includes not only references to the jurisdictional structure but also to the structure of the regulations themselves since zoning regulations for a township are contained in a Resolution, while most communities have adopted a Zoning Code (or Planning and Zoning Code) or a Zoning Ordinance. Below is a list of terms associated with townships and their comparable terms for municipalities.

Replace this word

Township

Zoning Resolution

Township's legal advisor

Zoning Commission

County regulations

With this word

City or Village

Zoning Code or Zoning Ordinance

Law Director (or other similar title)

Planning Commission

other municipal regulations

This word could be replaced

Zoning Inspector

With this word

Zoning Administrator, Planning Director, Building Commissioner (or whoever is the person responsible for administering the zoning)

Contact:

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See specifically: "Model Regulations for Residential Conservation Development," October 1998; Part IV of *The Countryside Program: Conservation Development Resource Manual*, pp.49-63.

Adaptation and Use by Municipalities, October 1998