

Article 10 HILLSIDE REGULATIONS

Standards

1000 General

These Regulations apply to all hillside areas. A hillside is defined as sloping ground with an average slope of more than fifteen (15) percent. The subdivider shall submit detailed information concerning geologic conditions, soil types, and underground water level in order that a determination can be made by the planning commission as to the safety of development of the particular site. New development shall maintain existing levels of slope stability and not increase the potential for slope failure. Development in hillside areas shall follow the technical standards and specifications in Rainwater and Land Development: Ohio's Standards for Stormwater Management, Land Development and Urban Stream Protection, Second Edition, 1996 (Department of Natural Resources, Division of Soil and Water Conservation).

1001 Determination of Average Slope

The average slope for any hillside development shall be determined by the planning commission during the time of preliminary subdivision design. Determination will be on an area-by-area basis with each lot sized according to the average slope falling within each area.

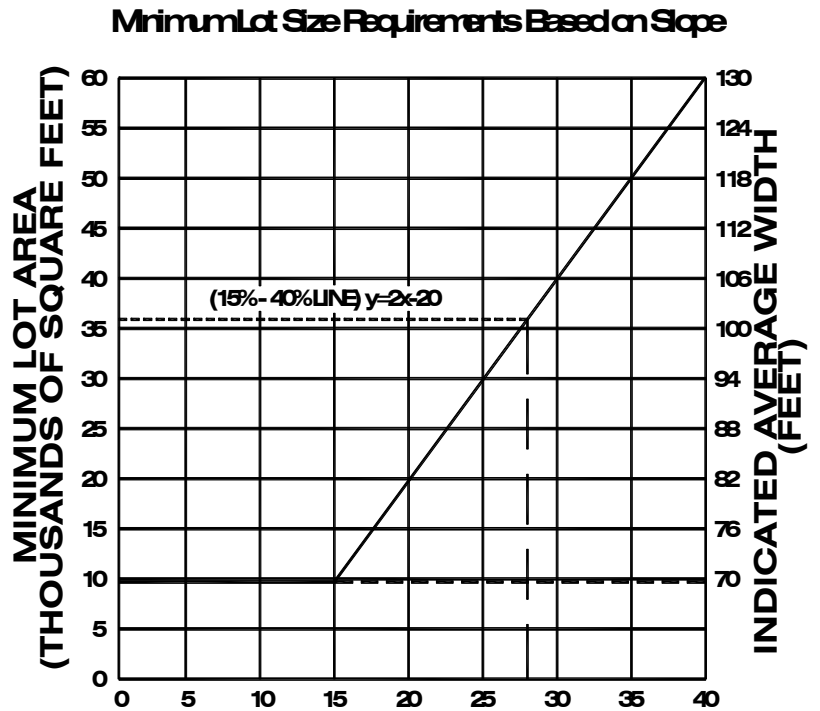
1002 Minimum Lot Requirements for Single Family Homes

TABLE 14

The minimum lot requirements in the graph designated as Table 16 shall be used to determine the minimum lot area for a single family home. The average percent of slope is determined by the planning commission. The lot area in thousands of square feet shall then be determined by charting the average natural ground slope and the minimum lot area. Rounding shall be made to the nearest five (5) foot frontage interval.

1003 Grading Plan and Controls

The grading plan shall show contour lines at ten (10) foot intervals where the average slopes exceed fifteen (15) percent and at five (5) foot intervals where slopes are less than fifteen (15) percent. Elevations are to be based on the sea level datum (USGS), if available. Lot layout and the approximate dimensions shall be shown for each lot and each building site. Engineering data shall show the existing topography and the approximate finished grades, location and size of each building site, lot layout and lot dimensions, and finished grade of streets prior to consideration of the final plat.



AVERAGE PERCENT OF NATURAL GROUND SLOPE

EXAMPLE As indicated above, the minimum lot size for a single-family house on a lot with public sewer and an average slope of 28 percent is 36,000 sf. The minimum lot width is 101 feet. The resulting lot depth is 355 feet.

NOTE The more restrictive of this table and Table 1 Section 405 shall apply.

1004 Cuts and Fills

Cut and fill slopes shall be designed, constructed, and maintained in a manner that will maximize stability and minimize erosion. Consideration shall be given to length and steepness of slope, soil type, unslope drainage area, and groundwater conditions when determining appropriate drainage management and slope stabilization measures.

Rock or similar irreducible material with a maximum dimension greater than eight (8) inches, organic materials, and construction and demolition debris shall be prohibited from fills, unless such fills are intended and approved by the county engineer as mass rock fills or disposal fills.

Fills shall be compacted in eight-inch lifts to a density that is appropriate for the intended use. That density shall be determined by laboratory analysis of the fill material prior to its placement.

The horizontal distance from the top and from the toe of an existing or proposed unrestrained cut or fill slope to the nearest existing or proposed structure, property line, or paved surface shall be at least two and one-half (2½) the vertical height of the cut or fill, unless local geology or character of materials indicates that a different distance is appropriate.

No land shall be graded, cut or filled so as to create a slope exceeding a vertical rise of one (1) foot for each two and one half (2 ½) feet of horizontal distance between abutting lots, unless a retaining wall of sufficient height and thickness is provided to retain the graded bank. Major cuts, excavation, grading, and filling, that materially changes the site and its relationship with surrounding areas or materially affects such areas, shall not be permitted if such excavation, grading, and filling will result in a slope exceeding a vertical rise of one (1) foot for each two and one half (2 ½) feet of horizontal distance between abutting lots or between adjoining tracts of land, except where adequate provision is made to prevent slides and erosion by cribbing and retaining walls.

1005 Compaction of Fill

All fill underlying a proposed roadway shall be compacted to a density of ninety (90) percent or greater. Inspection of fill shall be conducted by the county engineer. Where required by the county engineer and approved by the planning commission, the subdivider shall have fill material tested by a responsible testing company at the subdivider's expense.

1006 Retaining Walls

Retaining walls may be required whenever topographic conditions warrant or where necessary to retain fill or cut slopes within the right-of-way. Such improvements shall require the approval of the county engineer.

1007 Minimum Hillside Requirements

The following regulations shall govern the front yard, side yard, street right-of-way and pavement requirements in hillside subdivisions:

Table 15: Minimum Hillside Requirements

Group	Slope	Front Yard Setback (feet)	Side Yard in % of Lot Width	Right of Way	Pavement
1	15-20%	25'	10%	60'	20'
2	26-30%	23'	10%	70'	20'
3	31%-over	20'	10%	80'	20'

1008 Street Alignment

The following regulations shall govern street alignment:

- a. Vertical profile grades shall be connected by vertical curves up to a maximum of fifteen (15) percent on straight horizontal alignment, but only for short stretches.

1009 Driveways

The maximum grade on that portion of a driveway within a public right-of-way shall not exceed fifteen (15) percent. Each drive shall provide a sufficient space and distance to turn around prior to entering the street. When the average slope on a lot will exceed fifteen (15) percent, the driveway location shall be shown on the preliminary plan (or final plat if no preliminary plan was submitted). Driveways shall be designed and constructed so as to drain into the roadway ditch and not onto the roadway surface. The area of the driveway adjacent to the roadway shall drain away from the roadway.