

## PUD Standards

**Montgomery Family Farm PUD**  
Red Lion-Five Points Road  
Clearcreek Township, Warren County, Ohio

As modified 11/6/18

### **SECTION 1 – PURPOSE**

The purpose of this PUD is to allow the developer to work with Clearcreek Township and Warren County to design a neighborhood focused development that will vary from the current SR-1 zoning. The proposed neighborhood will include 25% open space and will concentrate the proposed lots to areas that are serviceable by sanitary sewer. Overall density is proposed at 1.94 units per acre.

### **SECTION 2 – PUD BOUNDARIES**

The property to be rezoned consists of the following parcels (or portions thereof):

Parcel (Sidwell) ID Number	Current Zoning	Total Acreage
0811100670	SR-1	51.46
<b>Total PUD Area</b>		51.46

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The acreages of parcels listed above are to be rezoned as a PUD, and as such will constitute an amendment to the Official Zoning Map. The zoning on this area shall remain in place following any lot splits or consolidations in the future, until such time as a future map amendment may be brought forward by the property owner for approval.

### **SECTION 3 – GENERAL STANDARDS**

#### **3.1 Definition of Terms**

Unless specified, the definition of all terms shall be the same as the definition set forth in the Clearcreek Township Zoning Code in effect at the time of zoning certificate application.

#### **3.2 Consistency with the Clearcreek Township Zoning Code**

Development of the PUD shall be in accordance with this PUD document and applicable sections of the Clearcreek Township Code (to the extent they are not inconsistent with this document) which are in effect at the time of issuance of any development order which authorizes the development of improvements.

#### **3.3 Concept Plan**

All conditions and concepts imposed herein or as represented on the PUD Concept Plan are a part of the regulations which govern the manner in which the PUD may be developed. However, it shall be recognized that the PUD Concept Plan is conceptual in nature and adjustments may be made at PUD Stage 2 or PUD Stage 3, so long as the overall plan proposed is in conformance with the standards of this document and generally conforms to the PUD (Stage 1) Concept Plan.

#### **3.4 Clearing & Grading**

Clearing, grading, earthwork, and site drainage work shall be performed in accordance with the procedures and requirements of the Warren County Soil & Water Conservation District and any other applicable

government agencies. The developer shall also comply with the applicable requirements for an NPDES permit through the EPA.

**SECTION 4 – PRINCIPAL USE REGULATIONS**

**4.1 Permitted Uses**

The following shall be permitted as principal land uses within the PUD:

- Single-Family Dwellings

**4.2 Prohibited Uses**

Principal land uses not listed in Section 4.1 above are prohibited within the PUD.

**SECTION 5 – ACCESSORY USE REGULATIONS**

**5.1 Permitted Uses**

Permitted accessory uses shall be the same as in the SR-1 Residence Single Family Zone, and shall conform to the use-specific standards as specified in the Clearcreek Township Zoning Code unless otherwise provided for in this PUD document.

**SECTION 6 – DEVELOPMENT STANDARDS**

**6.1 Minimum Setbacks**

	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback
Principal	30'	5' min (10' total)	25'

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**6.2 Minimum Lot Size**

70 feet wide by 140 feet deep or 9,800 square feet

**6.4 Open Space**

Required Open Space (25% of overall site acreage): 12.90 ac. min.

**6.5 Landscaping**

Permitted landscaping shall conform to the use-specific standards as specified in the Clearcreek Township Zoning Code unless otherwise provided for in this PUD document.

**6.6 Signs**

Permitted signage shall conform to the use-specific standards as specified in the Clearcreek Township Zoning Code unless otherwise provided for in this PUD document.

**SECTION 7 – ACCESS/CIRCULATION STANDARDS**

**7.1 Ingress/Egress**

Ingress/egress points from public right-of-way to the development within the PUD shall be located off Red Lion-Five Points Road or at another location found acceptable by the Warren County Engineer's Office. The developer shall comply with the Warren County Engineer's Office process and requirements for an Access Permit application.

**7.2 Traffic Impact Study**

If deemed necessary by the Warren County Engineer's Office, the developer shall complete a Traffic Impact Study (TIS) and be responsible for any improvements to public roadways found necessary by the TIS. Possible improvements include traffic signals and/or additional turning or deceleration lanes, installed to the satisfaction of the Warren County Engineer's Office.

**7.3 Right-of-Way Dedication**

Any additional right-of-way along Red Lion-Five Points Road and State Route 741 required in accordance with the Warren County Thoroughfare Plan shall be dedicated to the satisfaction of the Warren County Engineer's Office.

**7.4 Street Stubs**

No street stub connections are mandatory for this PUD.

**SECTION 8 – SERVICE STANDARDS**

**8.1 Sewer Service**

Sanitary service will be handled on site by means of a connection to the City of Springboro service located near the northwest corner of the parcel.

**8.2 Water Service**

Connection and/or upgrades to the water utility shall be to the satisfaction of the Warren County Water and Wastewater Department, or other appropriate approving authority.

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