

# 204 Minor Subdivision & Large Lot Division

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## 204.01 Purpose and Intent

It is the purpose and intent of Huron County to ensure the creation of sound, buildable lots that are in keeping with the County’s rural character and compatible with environmental constraints. In particular, it is the intent of the County Commissioners to ensure that lots that are created under these regulations are suitable and appropriate as sites for homes. These regulations are intended to prevent the creation of lots for which health and building standards cannot be met due to poor soils and drainage, steep slope, floodplain, and other environmental constraints.

## 204.02 Comprehensive Land Use Plan Policies

The creation of lots in Huron County under the Subdivision Regulations shall be consistent with the following policies:

- A. Lot splits should be compatible with land use, density, and utility service criteria.
- B. Low Density residential development (0.5 to one dwelling unit per acre) should be encouraged and Very Low Density residential development (less than 0.5 dwelling unit per acre) should be discouraged. This policy is to be implemented by limiting the number of splits within the jurisdiction of the Subdivision Regulations.
- C. Development on sites with public utilities is a priority over the expansion of residential development into the unincorporated area, whether Major Subdivisions or lot splits.
- D. Farmland should be conserved through a host of strategies, including limiting the number of lot splits, more restrictive lot frontage requirements to reduce the number of flag-shaped lots, and adopting soil erosion and sedimentation controls.
- E. Maintain health standards to ensure proposed lots can successfully accommodate on-site wastewater systems without impacting the environment.
- F. Development in general should be discouraged in hydric soils, prime agricultural

- soils, woodlands, wetlands, and aquifer recharge areas.
- G. Access management strategies should be adopted to protect the County road system.

### **204.03 Applicability**

The definition of a Minor Subdivision is provided for in Ohio Revised Code 711 as follows:

- A. A Minor Subdivision or “lot split” is a division of a parcel of land that requires a plat to be approved by the County Planning Commission, as defined under Ohio Revised Code 711.131.
- B. A Minor Subdivision shall be located along an existing public road meeting minimum frontage requirements and shall involve no opening, widening, or extension of any street or road.
- C. The creation of any lot as defined in Ohio Revised Code 711.001 is defined as a Minor Subdivision.
- D. A Minor Subdivision shall be limited to no more than five lots total, any of which is less than five acres, once the entire original parcel has been subdivided. (See 204.07) (O.R.C. 711.10; 1954 OAG 3343)

### **204.04 Development Standards**

#### **A. Criteria for Establishing Lots**

Minor Subdivisions shall meet the rules, regulations and standards of these regulations, in particular Section 206, Planning Principles and Design Standards (Subsection 206.03 Lots) and Section 207, Environmental Planning Standards. The County Planning Commission and its designated representatives shall use these regulations as a basis for reviewing and approving Minor Subdivisions.

Criteria for establishing lots shall include review for access, including private drives, and safety concerns as may be required by the applicable fire department to ensure emergency access is adequate.

#### **B. Dimensional Standards**

Minimum dimensional standards are required to be met by all Minor Subdivisions to ensure lot size is adequate to meet a variety of development-related factors. Those standards are provided in Section 206, Planning Principles and Design Standards.

## 204.05 General Procedures

### A. Minimum Conditions for Approval

1. The proposed subdivision is located along an existing public road, fulfills minimum frontage requirements, and involves no opening, widening, or extension of any street or road.
2. A minor Subdivision shall be limited to no more than five lots total once the entire original parcel has been subdivided
3. The proposed subdivision is not contrary to applicable subdivision or zoning regulations.
4. The proposed subdivision shall have sufficient area to accommodate the building envelope outside hydric soils and any other natural constraint found on the proposed parcel.
5. Each building lot shall have a separate driveway.
6. The property has been surveyed and an acceptable plat and legal description has been submitted to and approved by the Tax Map Office. The plat of survey (approved and signed by local zoning official), legal description, and any other information relating to the property has been submitted with the application to the Planning Department, meeting the requirements of this Chapter.
7. The proposed lot(s) have been approved for access management by the County Engineer's Office.
8. A property site review has been performed by Huron Soil & Water Conservation District, on behalf of HCPC, for each parcel covering soil characteristics and a storm water evaluation, together with proposals for new storm water drainage outlets and septic system curtain drains if applicable and the fees per the current schedule have been paid.
9. The proposed lot(s) have been approved relative to erosion and sedimentation controls by the Soil & Water Conservation District and Ohio Environmental Protection Agency National Pollutant Discharge Elimination System permit.
10. The proposed lot(s) have been approved relative to emergency access by the appropriate fire department. Signature of EMA/Fire Chief may be required.
11. The proposed subdivision has obtained, or is in the process of obtaining, all inspections and permits required by the Huron County General Health District, as applicable to the proposed development of the subdivision.

### B. Procedure

The following procedure shall be followed in submitting, reviewing, and approving proposed Minor Subdivisions. The procedure is for the convenience and protection of

the developer/subdivider. The Administrative Officer or his/her designee will oversee the day-to-day administrative requirements for Minor Subdivisions.

1. Two (2) copies of a complete and accurate application package with accompanying mapping shall be submitted to the County Planning Department, including the payment of all fees required. The Administrative Officer shall have seven (7) working days in which to determine whether the submittal meets the above minimum conditions for approval. If it fails to meet requirements, the submittal will be returned to the developer/subdivider with a written explanation.
2. Upon certification of a complete and accurate application package, the Administrative Officer shall submit the package to the Technical Review Committee for consideration. The developer/subdivider shall meet with the Technical Review Committee to discuss the application. The Technical Review Committee shall review and provide a written recommendation to the Administrator and developer/subdivider within ten (10) working days of its submittal to the Committee.
3. Prior to submitting the application to the Technical Review Committee, the Administrator shall review the proposal relative to these regulations, floodplain, and other factors. The Health Department reviews for sanitary regulations, the County Engineer's Office reviews for access management. The Soil & Water Conservation District reviews for stormwater management with the assistance of the County Engineer's Office and the Soil & Water Conservation District reviews the approved stormwater erosion and sedimentation controls as required by the Ohio Environmental Protection Agency.
4. If approval is recommended by the Technical Review Committee, the developer/subdivider shall submit a final survey to the Administrator. The Administrator shall review for completeness and return to developer/subdivider for signature by appropriate agencies.
5. If approval with modifications is recommended by the Technical Review Committee, the developer/subdivider shall submit a final survey complying with the modifications to the Administrator. Within seven working days of the submittal the Administrator shall review for completeness.
6. If disapproval is recommended by the Technical Review Committee, the Administrator shall return the application stamped "disapproved" with written comments. The developer/subdivider may resubmit the application in compliance with the written comments.
7. Once a final survey has been signed by the appropriate agencies, and stamped by the Administrator, the developer/subdivider will transfer the signed final survey to the Tax Map Office.

**The approval of a Minor Subdivision by the Administrator shall expire at the end of 12 months from the date of signed approval, unless the conveyance is recorded in the office of Huron County Recorder during said period.** All such formal action taken on such Minor Subdivision shall be reported to the County Planning Commission at the following regular meeting of the Commission.

If the owners (and/or the owner's agent) of the property disagree with the decision or requirements specified regarding a minor subdivision, the owner may then appeal within thirty (30) working days to the County Planning Commission. Fees will apply. The Planning Commission will review within forty five (45) working days.

#### **204.06 Submittal Requirements**

In order to be complete and to be accepted for review and processing, all Minor Subdivisions (lot split) proposals must be legible and include or comply with the following:

- A. An application form provided by the County Planning Department must be completed in its entirety and notarized. The application form shall contain at minimum:
  - 1. Name, address, telephone number, fax number, and e-mail address of existing property owner.
  - 2. Name, address, telephone number, fax number, and e-mail address of surveyor or preparer of the submittal if different from the property owner.
  - 3. Location and size of existing and proposed parcels, including date of creation of existing parcel to be split.
  
- B. A professionally drawn plat , meeting the Conveyance Standards of Huron County, and indicating the following:
  - 1. Name and address of existing property owner.
  - 2. Name, address, telephone number, fax number, and e-mail address of surveyor.
  - 3. Township, section, great lot, tract, and any other defining characteristic.
  - 4. North arrow, with a clear statement as to the basis of referenced direction used, with a written and graphical bar scale.
  - 5. Location information including: location vicinity map, adjacent or frontage roads, adjacent parcel ownership including deed, volume, and page number; proposed easements, etc. (must be conveyed by a separate instrument prior to the approval of the minor subdivision, large lot division.)
  - 6. Acreage of all proposed lots and acreage of all remaining property resulting from the division of the original parcel, including existing and proposed boundaries.

NOTE: Conveyance Standards are available at the County Engineer's office and Tax

Map Department.

- C. Improvement Plan including the following:
1. Proposed building envelope, building footprint and proposed location of on-site well and wastewater facilities, proposed site drainage and grading plan indicating the location or proposed location of surface and subsurface drainage outlets, along with easements or proposed easements needed to provide for a good and sufficient drainage outlet.
  2. Soils indicating hydric and prime agricultural soils, boring logs, test reports.
  3. Site drainage and 100-year floodplain (floodway and floodway fringe, elevation and boundaries). Flooding levels for drainage areas may be required by the Technical Review Committee and Huron SWCD Office, if existing data is insufficient for determining existing flooding conditions or the potential impact of the proposed development on flooding levels on site or downstream.
  4. Steep slope as defined herein, underground mines, woodlands, wetlands, and all other natural features.
  5. All other natural and built features or conditions that in the determination of the Administrator is directly relevant to the ability of the proposed lot(s) to be buildable per these regulations.
  6. Existing topography at two-foot intervals for slopes under 10 percent and 10-foot intervals for slopes 10 percent or greater or as approved by the Technical Review Committee if topographic characteristics of the site and/or adjacent properties indicates a situation where development constraints should be addressed in detail sufficient for approving the development proposal.
  7. Any and all proposed easements, reserves, or no build zones.
  8. Deed wording addressing lot development, conditions, or restrictions.
  9. Access Management practices or measures.
  10. Recording data for minor subdivision/large lot division deeds previously approved from the parcel.
  11. Drainage improvements and other applicable requirements of the Huron County Engineering Code for Subdivision Development, including applicable fees as approved by the various agencies.
  12. Written endorsement of the minor subdivision/large lot division by health and zoning authorities.
  13. A plan illustrating all minor subdivision/ large lot division subdivisions and or lot splits of adjacent parcels within the past year and a recording date of each one.
  14. The subdivider shall cause to have the proposed lot corners marked with stakes and colored flagging.
  15. A complete boundary survey performed by a professional land surveyor.

- D. A filing fee shall be charged and must be paid at the time the final survey is filed with the County Planning Department.
- E. Prior to site improvements, an address number must be secured from the Tax Map Department.
- F. **Exceptions:**
- 1. If the proposed minor subdivision is a lot split of an existing residence and out buildings and no new construction is being planned then a boundary survey, field site investigation, and a soils report are required. A topographic survey showing contour elevations is not required in this case.**
  - 2. If the proposed minor subdivision is a sale or exchange between adjoining owners and does not involve any new streets, roads, easements or new construction then by O.R.C. this would not be considered a minor subdivision and is exempt from these regulations. A boundary survey performed by a professional land surveyor is still required.**
  - 3. Right-of-way takes, parcels created by public utilities for placement of utility lines, transfer stations, etc. and parcels purchased for or donated to townships for cemetery uses shall be exempt from the regulations of minor subdivisions. These parcels must be surveyed and recorded with the Huron County Tax Map Office and the Huron County Recorder.**
  - 4. A proposed division of a parcel of land along an existing public street or road, not involving the opening, widening, or extension of any street or road, and which meets the acreage requirements set forth in Section 204, but which is to be used only for agricultural or personal recreational purposes (as herein after defined) shall be exempt from these approval requirements.**
  - 5. The creation of a new parcel(s) of land where an existing land owner is transferring some or all of the balance of their original parcel, however still retaining their original residence and outbuildings shall be exempt from these approval requirements when the following conditions are met: (1) the residence parcel must not be being transferred to another party; (2) there must be a clear and obvious drainage outlet for the parcel with a recorded easement if it is necessary for such outlet; (3) the parcel must meet the applicable township zoning requirements and/or Huron County Subdivision Regulations; (4) no new construction is planned for this parcel.**

## 204.07 Original Tract Definition

This definition is to provide that no more than 5 lots, including the original tract, may be approved without going through the major subdivision process. The original tract will be defined as any parcel that existed at the time the prior amendment to the Huron County Subdivision Regulations became effective (January 01, 2007). ***This does not apply to parcels created under Section 204.10 Large Lot Division.***

## 204.08 Agricultural and Personal Recreational Purposes Exemption (Minor Subdivisions)

A proposed division of a parcel of land along an existing public street, not involving the opening, widening, or extension of any street or road, and which meets the acreage requirements set forth in Section 204, but which is to be used only for agricultural or personal recreational purposes (as hereinafter defined) shall be exempt from the Minor Subdivision approval requirements. Upon presentation of a conveyance of such a parcel, the conveyance shall be stamped “**EXEMPT, FOR AGRICULTURAL AND PERSONAL RECREATIONAL USE ONLY**” and signed and dated.

The conveyance shall include a statement “No change in use shall occur unless approved by the HCPC in accordance with applicable subdivision regulations.

Nothing in this Section 204.08 shall be construed as excluding parcels that are exempt under this procedure that are currently being used only for agricultural or personal recreational purposes from the provisions of these regulations for any future division or partitions of those parcels.

When parcels that are exempt from the approval requirements under this Section 204.08, are subsequently to be used for other than agricultural or personal recreational purposes, the advisory committee shall first determine that such a parcel complies with the regulations set forth in Section 206.

An exemption under this Section 204.08 shall require a statement, signed by the landowner that certifies that the proposed parcel will only be used for agricultural or personal recreational purposes, and that any subsequent change in use shall require that the advisory committee first determine that the parcel complies with the then current provisions of Section 204.08.

For purposes of Section 204.08, the terms “agricultural purposes” and “personal recreational purposes” shall be defined as follows:

1. Agricultural purposes pertain to a parcel or parcels that are devoted exclusively to the following: animal or poultry husbandry, aquaculture, apiculture, the production for use of field crops, tobacco, fruits, vegetables, nursery stock, ornamental trees, sod, or flowers or other similar agricultural use.



2. Personal Recreational Purposes pertain to a parcel or parcels that are devoted exclusively to personal recreational use of a private type and nature that is conducted by the owner(s) of such parcel(s) or the individuals entitled to exclusive use and possession of such parcel(s), without fee or consideration of any kind, excluding commercial or membership recreational type of whether or not for fee or profit.

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**CERTIFICATION FOR EXEMPTION OF PARCELS TO BE USED ONLY FOR  
AGRICULTURAL OR PERSONAL RECREATIONAL PURPOSES (MINOR  
SUBDIVISIONS) PURSUANT TO HURON COUNTY SUBDIVISION REGULATIONS  
SECTION 204.08**

The undersigned Grantor(s) and Grantee(s) make the following statements for the express purpose of inducing the Huron County Planning Commission (HCPC) to exempt from the approval requirements of Section 204.10 of the Huron County Subdivision Regulations (the “Subdivision Regulations”) the following described property (the “Property”) and to stamp the conveyance of the Property **“EXEMPT, FOR AGRICULTURAL AND PERSONAL**

**RECREATIONAL USE ONLY”:**

1. The Grantor(s) and Grantee(s) certify that the Property proposed for exemption is described as follows:

2. The Grantor(s) and Grantee(s) certify that the Property is to and shall be used **ONLY** for agricultural or personal recreational purposes as defined Section 204.08 of the Subdivision Regulations.

3. The Grantor(s) and Grantee(s) acknowledge and understand that if the Property is subsequently changed in use from agricultural or personal recreational purposes, no such change in use shall be made by the Grantor(s) or Grantee(s) or their successors and assigns unless and until the HCPC Advisory Committee first determines that the Property complies with the then current provisions of Section 204 of the Subdivision Regulations.

4. The original signed statement shall be recorded at the Huron County Recorder’s Office together with the instrument of transfer.

The undersigned Grantor(s) and Grantee(s) have signed this Certification on the date(s) set forth below.

**GRANTOR(S):**

**GRANTEE(S):**

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Name)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

(Name) \_\_\_\_\_

(Name) \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

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## **204.10 Large Lot Division**

### **A. General**

The purpose of Section 204.10 is to establish the procedure for review and approval of large lot divisions as authorized under O.R.C. 711.133.

The Plat Approval Procedure for Large Lot Divisions (PA-LL) may be used to request a proposed division of a parcel of land along an existing public street, not involving the opening, widening, or extension of any street or road, and involving 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 204.10 shall not be considered a subdivision for purposes of O.R.C. 711.001(B) (1) and need only be approved under the provisions of this Section 204.10.

A PA-LL application shall be filed by the landowner or designated representative. In addition to the submittal requirements set forth below, the application shall include the survey drawing and legal description, the signed and completed application form, and the required fee(s).

A Huron County Planning Commission Advisory Committee shall be established to review Large Lot Divisions. The Advisory Committee is to consist of at a minimum of one appointed advisor (or their designated representative) from the Huron County Health Department, Huron County Engineer's Office, Huron County Tax Map Office, EMA/911, and Huron County Soil and Water Conservation District. Other office advisors and planning commission members may be consulted as needed.

## **B. Pre-Application Meeting**

Prior to filing a formal PA-LL application, an applicant is required to attend a pre-application meeting (within a 30 day time period) with the HCPC Advisory Committee to discuss the procedure for approval and to familiarize the applicant with applicable requirements. The applicant shall submit a scale drawing that includes the following information:

1. Location Map.
2. Existing and proposed public roads and easements.
3. Ownership of property.
4. Existing structures.
5. North arrow.
6. Outline of areas to be divided.
7. Approximation of proposed lot lines and dimensions.
8. Important natural features and drainage ways.
9. Information concerning storm drainage, sewage disposal, water supply, and other facilities that impact on the development.

## **C. Survey Requirement**

No division of lands involving a metes and bounds description shall be approved or exempted unless it is accompanied by a survey drawing and legal description certified by a Professional Surveyor licensed in the State of Ohio. The survey must meet the Minimum Standards for Boundary Surveys, Administrative Code 4733-37, and the survey must have been approved by the Huron County Engineer and/or Huron County Tax Map Department.

**D. Lot Frontage Requirement**

Unless the applicable zoning regulations specifically provide otherwise, all lots created under this Section 204.10 shall have a minimum of two hundred fifty (250) feet of continuous frontage on an existing and improved public road as measured at the roadway right-of-way line.

**E. Lot Depth to Width Ratio**

Unless the applicable zoning regulations specifically provide otherwise, the maximum depth of a lot measured from the building setback line shall not exceed three (3) times the width of the lot. For the purposes of determining these lot measurements, the lot shall be measured as follows:

1. Depth of a lot shall be considered to be the distance between the midpoints of straight lines connecting to the foremost points of the side lot lines at the front yard setback and the rearmost points of the side lot lines in the rear.
2. Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the front building setback line as established by the applicable zoning regulations, or where no zoning exists, forty (40) feet back from the edge of the current or proposed road right-of-way.

**F. Application Submittal Requirements**

A PA-LL application shall include the following information and materials:

1. Existing and proposed topographic contours at 1-foot intervals for the envelope of disturbed areas of lots utilizing on-site sewage treatment systems, or 2-foot intervals for lots utilizing central sewer system (5-foot interval over 12% slope). Contours shall be based upon NGVD 27 or NAD 83 . **NO ASSUMED BENCHMARKS WILL BE ACCEPTED.** The Huron County Engineer has an extensive listing of benchmarks within the county. If there are none in the range of one-half (1/2) mile of the project site then an estimated intersection elevation of two roadways from a USGS quadrangle sheet will suffice as an acceptable alternative. A property site review is to be performed by Huron Soil & Water Conservation District for each parcel, covering soil characteristics and a storm water drainage evaluation, together with proposals for new storm water drainage outlets and septic system curtain drains if applicable. Fees per the current schedule must have been paid.

2. Existing or proposed building, well, and sewage system locations and type.
3. Soil type delineation.
4. All easements must be conveyed and recorded by a separate instrument prior to the recording of the PA-LL Subdivision.
5. Appropriate floodplain status information showing areas within the 100-year floodplain/floodway.
6. Access points in accord with adopted Huron County access management standards or Ohio Department of Transportation driveway approval if access is to a state highway.
7. Recording data for PA-LL subdivision deeds previously approved from the original tract parcel.
8. Drainage improvements and other applicable requirements of the Huron County Engineering Code and Land Conveyance Standards and Requirements for Approval of Deed Descriptions, Surveys and Survey Plats in Huron County,
9. Approval signatures of the PA-LL subdivision from health and zoning authorities, if applicable.
10. A plan illustrating all PA-LL subdivisions and/or lot splits of adjacent parcels within the past year, and the recording date of each.
11. The owner/developer shall mark proposed lot corners with stakes and colored flagging.
12. Boundary survey by a professional land surveyor.
13. A survey drawing and legal description (pre-approved by the Huron Co. Map Department) that has been prepared by a professional land surveyor.
14. An approved form of conveyance meeting the requirements for property transfer by the County Engineer and County Auditor.
15. All applicable fees.
- 16. Exceptions:**
  - a. **If the proposed large lot division is a division of land involving the creation**

**of a parcel containing a residence and existing buildings, where no new construction is planned, then a topographic survey is not required. However, the soil report and field investigation is still required, together with a boundary survey performed by a professional land surveyor.**

- b. A proposed division of a parcel of land along an existing public street, not involving the opening, widening, or extension of any street or road, and which meets the acreage requirements set forth in Section 204.10, A, but which is to be used only for agricultural or personal recreational purposes (as hereinafter defined) shall be exempt from the PA-LL approval requirements. A boundary survey performed by a professional land surveyor is still required.**
- c. A proposed large lot division to be used for cemetery purposes shall be exempt from this section. The HSWCD would still be willing to perform the soil report and field investigation, however no fees will be charged to the grantee of the parcel.**

#### **G. Review and Approval**

If the Planning Commission, acting through the HCPC Advisory Committee, finds that the proposed division is not contrary to any applicable zoning, health, sanitary, or access management regulations, regulations adopted under O.R.C 307.37(B) (3) regarding existing surface or subsurface drainage, including but not limited to, rules governing household sewage disposal systems or the regulations set forth in this Section 204.10, it shall be approved in accordance with the following schedule:

1. For proposed divisions into not more than six (6) separate parcels, approval shall be within seven (7) calendar days after the division is submitted.
2. For proposed divisions into more than six (6) separate parcels but less than fifteen (15) parcels, approval shall be within fourteen (14) calendar days after the division is submitted.
3. For proposed divisions into more than fifteen (15) parcels, approval shall be within twenty-one (21) calendar days after the division is submitted.

The burden is upon the applicant to demonstrate compliance with these regulations. Incomplete or deficient proposals shall be disapproved and the applicant notified of the issues and reasons for disapproval.

Upon presentation of an approved conveyance of said parcel, the conveyance shall be stamped “Approved by Huron County Planning Commission, Plat Required under Ohio Revised Code 711.133” and signed and dated.



PA-LL deeds shall be recorded within one hundred eighty (180) days from the date of approval, or the approval expires. Upon the expiration of the approval, any proposed division of the subject tract shall be filed and processed as a new application under Section 204.10.

**H. Agricultural and Personal Recreational Purposes Exemption**

A proposed division of a parcel of land along an existing public street, not involving the opening, widening, or extension of any street or road, and which meets the acreage requirements set forth in Section 204.10, A, but which is to be used only for agricultural or personal recreational purposes (as hereinafter defined) shall be exempt from the PA-LL approval requirements. Upon presentation of a conveyance of such a parcel, the conveyance shall be stamped **“PLAT REQUIRED UNDER O.R.C. 711.133, FOR AGRICULTURAL AND PERSONAL RECREATIONAL USE ONLY”** and signed and dated.

The conveyance shall include a statement “No change in use shall occur unless approved by the HCPC in accordance with applicable subdivision regulations.

Nothing in this Section 204.10 shall be construed as excluding parcels that are exempt under this procedure that are currently being used only for agricultural or personal recreational purposes from the provisions of these regulations for any future division or partitions of those parcels.

When parcels that are exempt from the approval requirements under this Section 204.10, H, are subsequently to be used for other than agricultural or personal recreational purposes, the advisory committee shall first determine that such a parcel complies with the regulations set forth in Section 206.

An exemption under this Section 204.10 shall require a statement, signed by the landowner that certifies that the proposed parcel will only be used for agricultural or personal recreational purposes, and that any subsequent change in use shall require that the advisory committee first determine that the parcel complies with the then current provisions of Section 204.10.

For purposes of Section 204.10, H, the terms “agricultural purposes “and personal recreational purposes” shall be defined as follows:

1. Agricultural purposes pertain to a parcel or parcels that are devoted exclusively to the following: animal or poultry husbandry, aquaculture, apiculture, the production for use of field crops, tobacco, fruits, vegetables, nursery stock, ornamental trees, sod, or flowers or other similar agricultural use.

2. Personal Recreational Purposes pertain to a parcel or parcels that are devoted exclusively to personal recreational use of a private type and nature that is conducted by the owner(s) of such parcel(s) or the individuals entitled to exclusive use and possession of such parcel(s), without fee or consideration of any kind, excluding commercial or membership recreational type of whether or not for fee or profit.

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**CERTIFICATION FOR EXEMPTION OF PARCELS TO BE USED ONLY FOR AGRICULTURAL OR PERSONAL RECREATIONAL PURPOSES (LARGE LOT DIVISIONS) PURSUANT TO OHIO REVISED CODE SECTION 711.133**

The undersigned Grantor(s) and Grantee(s) make the following statements for the express purpose of inducing the Huron County Planning Commission (HCPC) to exempt from the approval requirements of Section 204.10 of the Huron County Subdivision Regulations (the “Subdivision Regulations”) the following described property (the “Property”) and to stamp the conveyance of the Property **“EXEMPT UNDER O.R.C. 711.133, FOR AGRICULTURAL AND PERSONAL RECREATIONAL USE ONLY”**:

1. The Grantor(s) and Grantee(s) certify that the Property proposed for exemption is described as follows:
2. The Grantor(s) and Grantee(s) certify that the Property is to and shall be used **ONLY** for agricultural or personal recreational purposes as defined Section 204.10 of the Subdivision Regulations.
3. The Grantor(s) and Grantee(s) acknowledge and understand that if the Property is

subsequently changed in use from agricultural or personal recreational purposes, no such change in use shall be made by the Grantor(s) or Grantee(s) or their successors and assigns unless and until the HCPC Advisory Committee first determines that the Property complies with the then current provisions of Section 204.10 of the Subdivision Regulations.

4. The original signed statement shall be recorded at the Huron County Recorder's Office together with the instrument of transfer.

The undersigned Grantor(s) and Grantee(s) have signed this Certification on the date(s) set forth below.

**GRANTOR(S):**

**GRANTEE(S):**

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Name)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

(Name) \_\_\_\_\_

(Name) \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_