



Mercer County Regional Planning Commission
 220 W Livingston St
 Celina, OH 45822

Application for Minor Subdivision & Large Lot Division

The undersigned applies for Minor Subdivision or Large Lot Division Approval under Section 1113 or Section 1118, respectively, of the Mercer County Subdivision Regulations, and certifies all material submitted with the application is true and correct. The Mercer County Planning Commission must take action within seven working days from the date of receipt.

Name of Applicant: _____ Date: _____

Signature: _____

Address: _____

Phone: _____ E-mail (optional): _____

Name of Landowner: _____ No. of Proposed Subdivisions: _____

Township & Section(s) of Proposed Subdivision(s): _____

Proposed Use (check one): Residential: _____ Commercial: _____ Industrial: _____

Sewage disposal method (check one): Central Sewer: _____ On-lot Septic System: _____

Water supply method (check one): Public Water: _____ Private Well: _____

The applicable fees, legal description(s), and survey plat with original signatures shall be submitted with this application to the Tax Map Office in Room 209 of the Mercer County Courthouse. The subdivision fees are \$20.00 to the Mercer County Health Department and \$20.00 per lot to the Mercer County Commissioners.

Minor Subdivision and Large Lot Division Approval may be granted upon meeting the requirements specified in Mercer County Subdivision Regulations Sections 1113 and 1118, respectively. Some of these requirements are summarized below:

1. The minimum required acreage and lot width for minor subdivisions and large lot divisions are met. These criteria are dependent on intended use and access to public sewer and water. See the table on the following page for required minimum lot size and width. Note that lot areas may be increased by recommendation of the County Health Department.
2. Soil testing has been conducted. Exclusions from this requirement include: (1) if the proposed lot is served by central sanitary sewer, or (2) if the proposed lot is 5 acres or greater and has an existing septic system.
3. Site has adequate drainage for development.
4. The survey plat has been signed by the township zoning officer (if applicable).
5. The proposed subdivision is along an existing public road and involves no opening, widening, or extension of any street or road.
6. No more than 5 lots, any of which is less than 5 acres, can be subdivided from the original tract. The remaining or parent tract is included in number of subdivisions allowed per tract.

Minimum Lot Area and Width Requirements

| Development Type | Central Sewage Treatment Available | Public Water Available | Minimum Lot Width ^a (ft.) | Minimum Lot Area ^b (Per family or per business) | Soil Test Required | Minimum Front Setback Required (ft.) |
|------------------|------------------------------------|------------------------|--------------------------------------|--|---------------------|--------------------------------------|
| Single-Family | Yes | No | 100 | 20,000 ft ² | No | 35 |
| | No | No | 200 | 2 acres | Yes | 35 |
| | No | No | 330 | 5 acres | Yes/No ^c | 35 |
| Two-Family | Yes | Yes | 70 | 9,450 ft ² | No | 35 |
| | No | No | 200 | 2 acres | Yes | 35 |
| | No | No | 330 | 5 acres | Yes/No ^c | 35 |
| Multi-Family | Yes | Yes | 90 | 7,500 ft ² /unit | No | 40 |
| | Yes | No | 100 | 10,000 ft ² /unit | No | 40 |
| | No | -- | -- | Prohibited | -- | -- |
| Commercial | Yes | Yes | 90 | 20,000 ft ² | No | 50 |
| | Yes | No | 100 | 20,000 ft ² | No | 50 |
| | No | Yes or No | 200 | 2 acres | Yes | 50 |
| | No | No | 330 | 5 acres | No | 50 |
| Industrial | Yes | Yes or No | 100 | 2 acres | No | 50 |
| | No | -- | -- | Prohibited | -- | -- |

^a The depth to width ratio of a proposed parcel cannot be greater than 3:1, where the width of a parcel is measured along road right-of-way line. Flag lots are not generally permitted.

^b For minor subdivisions, lots which are less than 5 acres in size, the lot area is *exclusive* of road right-of-way. For large lot divisions, lots which are 5 acres in size or greater, the lot area is *inclusive* of road right-of-way. Lot areas may be increased by recommendation of the Mercer County Health Department.

^c A lot which is 5 acres or greater *with* an existing house and septic *does not* require soil testing. A lot which is 5 acres or greater *without* an existing house and septic *does* require soil testing.

Note: If exceptional topographic or other physical conditions exist that prevent a proposed parcel from meeting these regulations, a variance from the Regional Planning Commission may be requested.