

Township Zoning Offices

The following six townships administer their own zoning regulations.

Jackson Township		Plain Township
(614) 875-0100	-phone-	(614) 855-7770
(614) 871-6456	-fax-	(614) 855-7761

Jefferson Township		Prairie Township
(614) 855-4265	-phone-	(614) 878-3317
(614) 855-3761	-fax-	(614) 878-0566

Washington Township		Perry Township
(614) 777-1500	-phone-	(614) 889-2669
(614) 777-2171	-fax-	(614) 791-7894

County Zoning

The Franklin County Planning Department administers zoning for the following 11 townships.

Blendon	Mifflin	Madison
Brown	Norwich	Truro
Clinton	Pleasant	Hamilton
Franklin	Sharon	

Lot Split Application Fees

Lot Line Adjustment	\$165
Each Split	\$265/lot
NPDES Phase II Review	\$75/lot

FRANKLIN COUNTY PLANNING DEVELOPMENT
 150 S. Front St, FSL, Suite 10
 Columbus, OH 43215-7104
 (614) 462-3094
 (614) 462-7155 (fax)
www.franklincountyohio.gov/commissioners/cdp

L and Divisions

A guide to administrative divisions of property in unincorporated areas of Franklin County, Ohio



Franklin County
 Economic Development & Planning
 Department



Franklin County Commissioners

Paula Brooks
 Marilyn Brown
 John O'Grady

What is a Land Division?

In unincorporated Franklin County, in order to create additional buildable lots, a property owner must formally apply for a minor subdivision (lot split), major subdivision or large lot development.

Lot splits are reviewed and decided upon through an administrative process conducted by the Franklin County Planning Department. Land divisions fall into four general categories.

Lot Splits (Minor Subdivision)

A minor subdivision, commonly referred to as a Lot Split, occurs when a parcel of land is divided to create up to four (4) new lots from the parent parcel. Each lot must be less than five (5) acres in size and have an existing street and have no common easements. Submit an application for a lot split to the Franklin County Planning Department.

Large Lot Land Division

A Large Lot Development occurs when a parcel of land is divided into lots of five (5) acres or more. Each lot must have an existing street and have no common easements. Submit an application for a lot split to the Franklin County Planning Department.

Major Subdivision

Five (5) or more new lots, or does not meet the specific criteria of a minor subdivision or large lot development. Submit an application for subdivision to the Franklin County Planning Department. A major subdivision, platting property, requires an application and review process different from the lot split process.

Over Twenty Acre Land Division Exemption

The division of property into two or more parcels greater than twenty (20) acres is exempt from subdivision review. However, all requests to divide land are encouraged to be brought to the Planning Department to determine if the newly created parcel meets **zoning requirements** and if it will be considered a **buildable** lot of record.

Useful Information to Have When Applying

Bring the following information to your consultation appointment at the Franklin County Planning Department. A staff member will facilitate the application process.

- Name, address, and phone number of current property owner.
- Written, notarized authorization from current property owner(s) to allow you to apply on their behalf, if you are not the owner.
- Township in which the property is located.
- Sketch plan illustrating the dimensions for the original parcel and each new lot to be created. Although an engineering plan is not required, the plan should be drawn as accurately as possible to an appropriate scale and include the following:
 - North arrow and map scale.
 - Names and locations of abutting streets.
 - Current property address.
 - Location of existing structures (house, shed, garage, etc.).
 - Location of sewage disposal systems and well.
 - For some splits, also show wells and sewage disposal systems on adjacent properties
- Documentation of other issues that **MAY** be relevant. These may include: lot grading and drainage plan; soil borings, test pits or percolation tests; deed wording addressing development issues or requirements; additional highway easements; provisions to build on sites to protect public health, safety and welfare.

Helpful Contacts

The following is a list of agencies you can contact for assistance in gathering the necessary information to complete your land division.

Franklin County District Board of Health

280 E. Broad Street, Suite 200
Columbus, OH 43125
(614) 462-3160 (phone)
(614) 462-6672 (fax)

Franklin Soil & Water Conservation District

1328 Dublin Road, Suite 101
Columbus, OH 43215
(614) 486-9613 (phone)
(614) 486-9614 (fax)

Franklin County Engineer's Office

970 Dublin Road
Columbus, OH 43215
(614) 462-3030 (phone)
(614) 462-3359 (fax)

Franklin County Auditor's Office

373 S. High, 21st Floor
Columbus, OH 43215
(614) 462-3200(phone)
(614) 462-7384(fax)

Franklin County Recorder's Office

373 S. High, 18th Floor
Columbus, OH 43215
(614) 462-3930(phone)
(614) 462-4299(fax)

For More Information

For more information about land divisions, contact the Franklin County planning staff at:

Franklin County Planning Department

150 S. Front St, FSL Suite 10
Columbus, Ohio 43215-7104
(614) 462-3094 (phone)
(614) 462-7155 (fax)