

# Hocking County Land Use Regulations

Township Open House Meetings



AMERICAN  
**STRUCTUREPOINT**  
INC.



# Project Timeline

Deliverables and Meetings	Date	Status
<b>2023</b>		
Zoning Commission Formed	Thurs. May 25	COMPLETE
Zoning Commission First Meeting	Thurs. June 29	COMPLETE
<b>2024</b>		
Zoning Survey Completed and Posted	Thurs. Jan. 25	COMPLETE
Funding for Project Secured	Thurs. Feb. 29	COMPLETE
Mission Statement Finalized	Fri. March 8	COMPLETE
County Releases RFP	Fri. March 8	COMPLETE
American Structurepoint Submits Response to RFP	Wed. May 8	COMPLETE
Project Interview	Wed. June 5	COMPLETE
American Structurepoint (ASP) Selected	Thurs. June 20	COMPLETE
ASP starts work on Project	Tues. August 6	COMPLETE

# Project Timeline

Deliverables and Meetings	Date	Status
<b>2024</b>		
Introductory Meeting with Zoning Commission	Tues. Sept. 10	COMPLETE
ASP Booth and Public Facilitation at County Fair	Thurs. Sept. 12 & Fri. Sept. 13	COMPLETE
Stakeholder Meetings	Tues. Oct. 22	COMPLETE
ASP Presentation to Zoning Commission	Thurs. Oct. 24	COMPLETE
County Department Meetings & ASP Presentation to Zoning Commission	Thurs. Dec. 12	COMPLETE
County Tour	Fri. Dec. 13	COMPLETE
<b>2025</b>		
Short-Term Rental Owner Stakeholder Meeting	Wed. Jan. 29	COMPLETE
ASP Presentation to Zoning Commission	Thurs. Jan. 30	COMPLETE



# Township Open House Meetings

**April 1 – 6:30 PM to 8:00 PM.....Laurelville Church of God**  
16457 SR 56, Laurelville, OH

**April 3 – 6:30 PM to 8:00 PM .....Marion Twp Community Center**  
30737 Logan Horns Mill Rd., Logan, OH

**April 8 – 6:30 PM to 8:00 PM ..... Gibisonville Recreation Center**  
16194 SR 678, Rockridge, OH

**April 9 – 6:30 PM to 8:00 PM ..... Ewing Grange**  
31080 Ilesboro Rd., Logan, OH

**April 10 – 7:00 PM to 8:00 PM..... Murray City Municipal Building**  
13964 Locust St., Murray City, OH

# Existing Regulations

- Health Department Sanitary Regulations
- Conveyance and Survey Standards
- Driveway and Roadside Pipe Policy
- Large Lot Development Regulations
- Flood Damage Reduction Ordinance
- Subdivision Regulations

# Health Department Sanitary Regulations

## 3. Keeping of Hogs

Adopted Oct. 2, 1924

- No person shall maintain a hog pen or place for housing or feeding hogs at a location within three hundred (300) feet of any building of human occupancy other than a building on the same premises and shall not create a public nuisance.

# Public Engagement Activities

- County Fair
- Stakeholder Sessions
- Survey
- Township Meetings

# Stakeholder Sessions Summaries

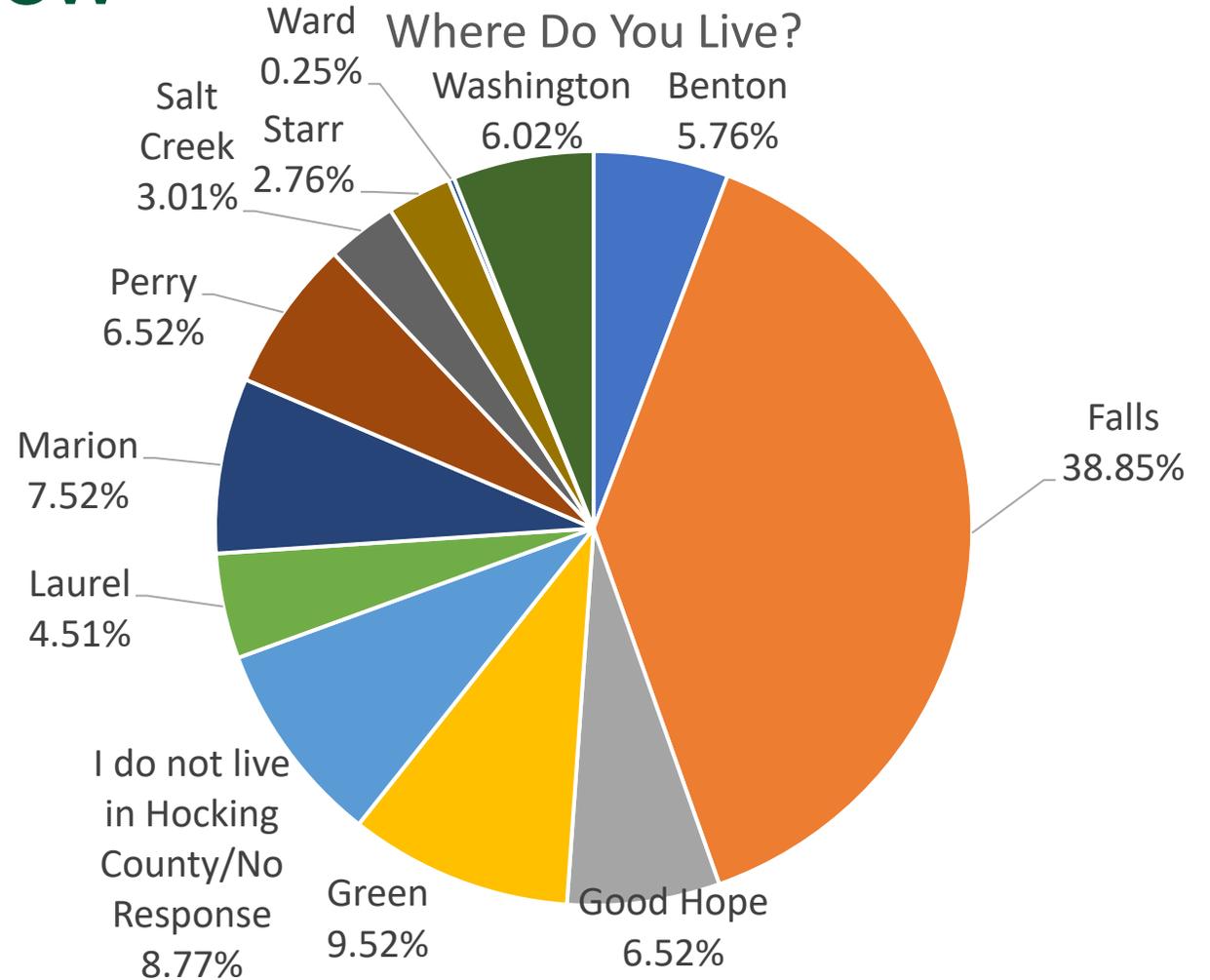
- Emergency Services / First Responders
- Local Business Owners
- Realtors / Brokers / Real Estate Attorneys
- Developers / Design Professionals
- Agricultural Representatives / Township Trustees
- Short-Term Rental Owners

# Agency Meetings

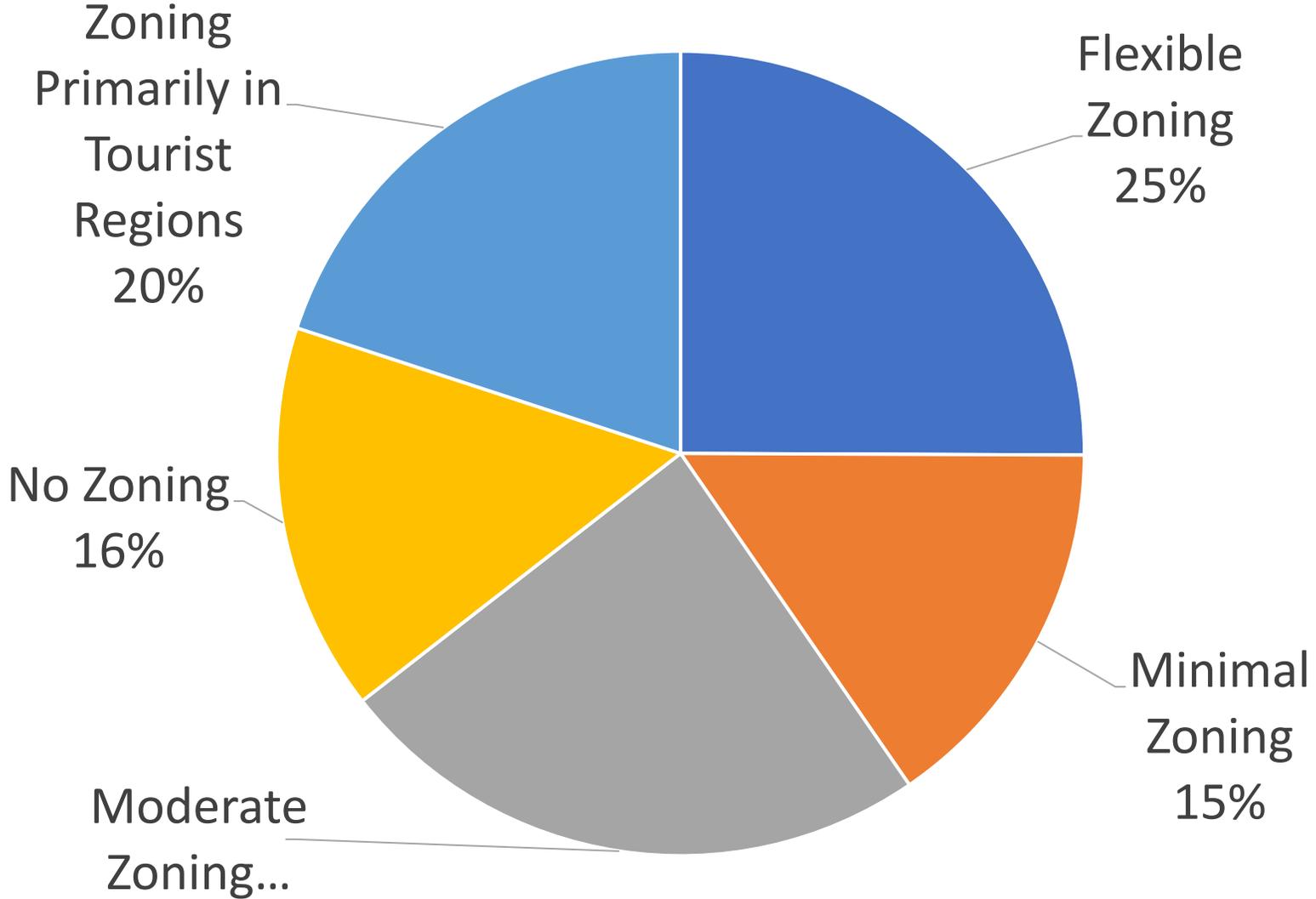
- Assistant County Attorney
- County Auditor
- County Bed Tax Administrator
- County Health Department

# Zoning Survey Overview

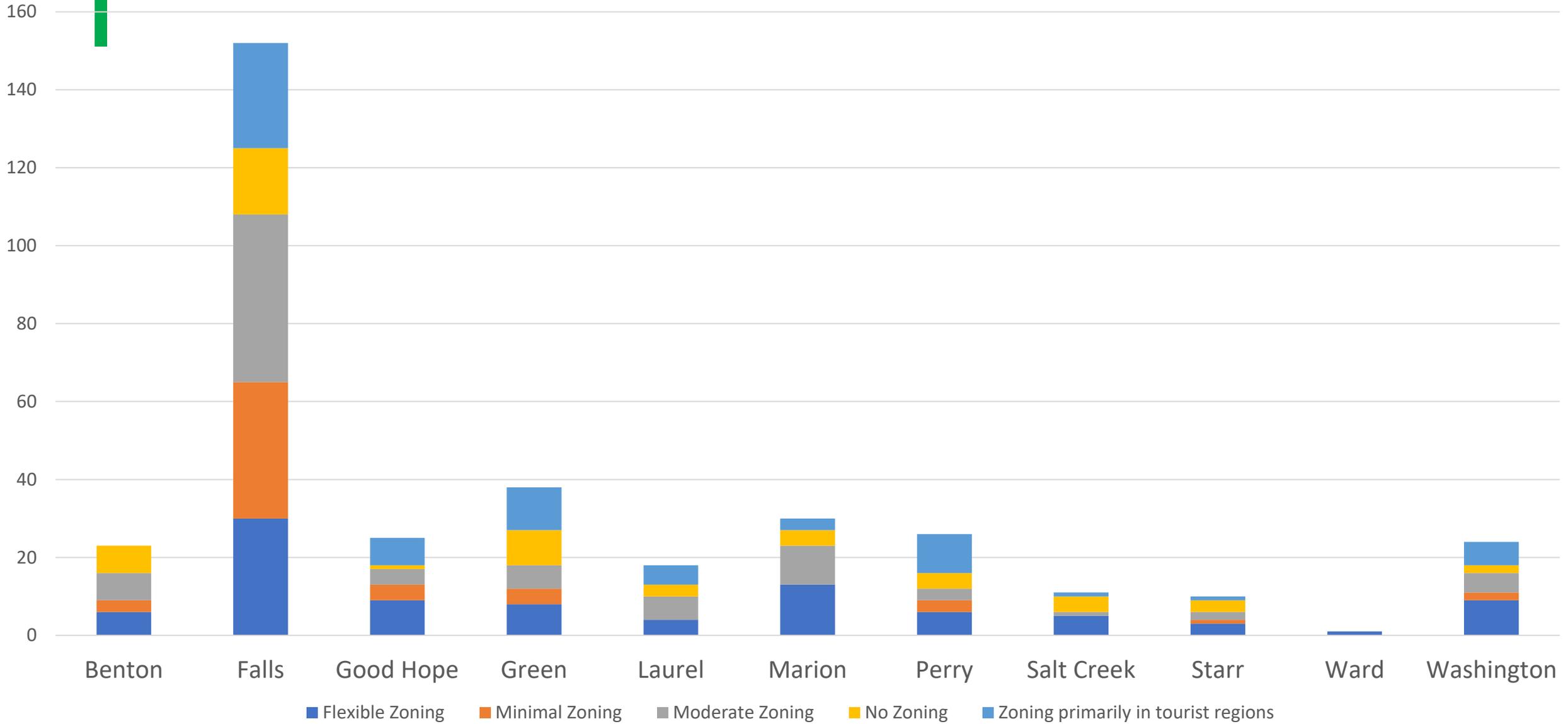
- April to December 2024
- 21 Questions
- 400 responses
  - Over 90 percent of residents
  - 55.8 percent female
  - 3/4 over 40 YO



# County-Wide Zoning Preference



# Zoning Preference By Township

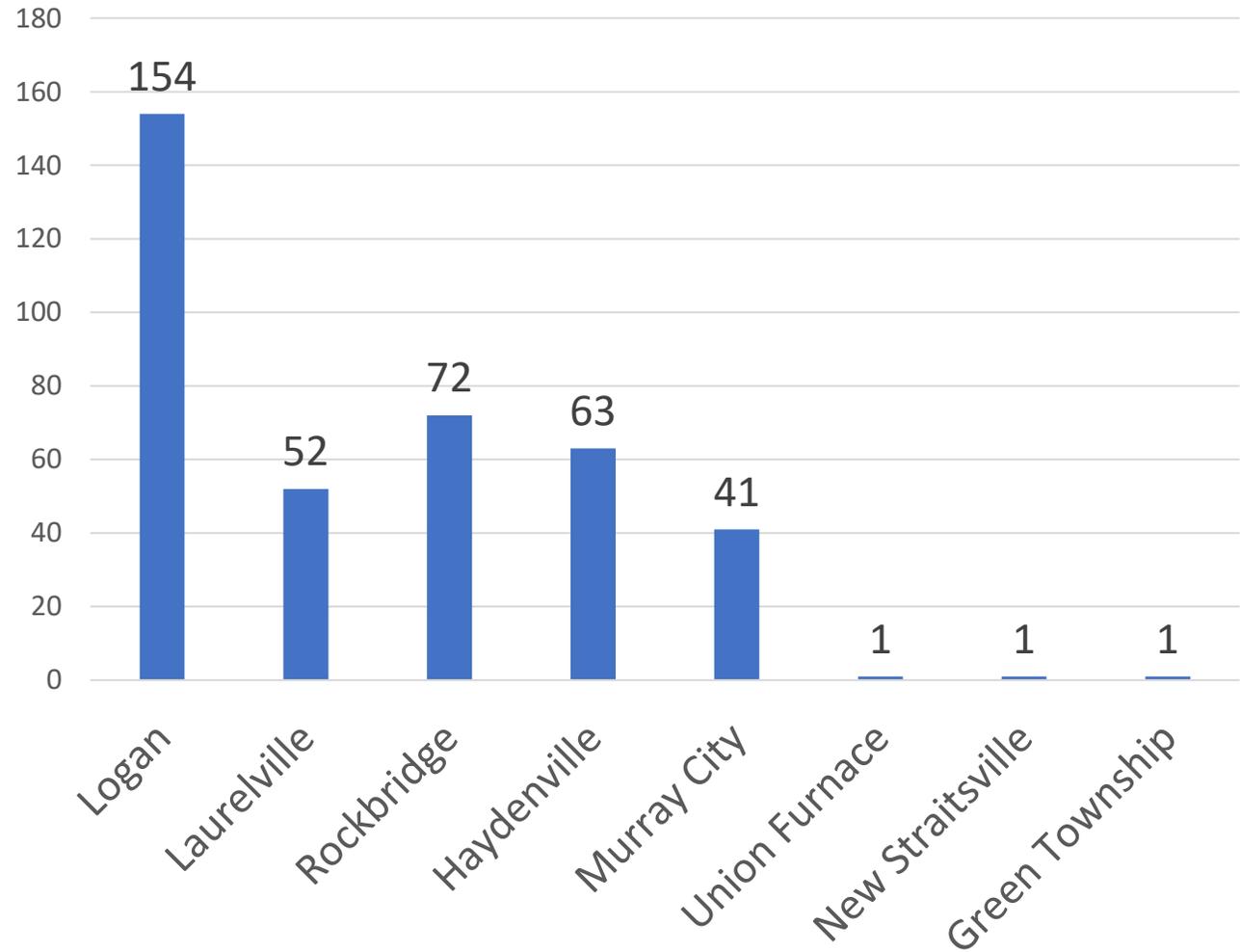


# Growth

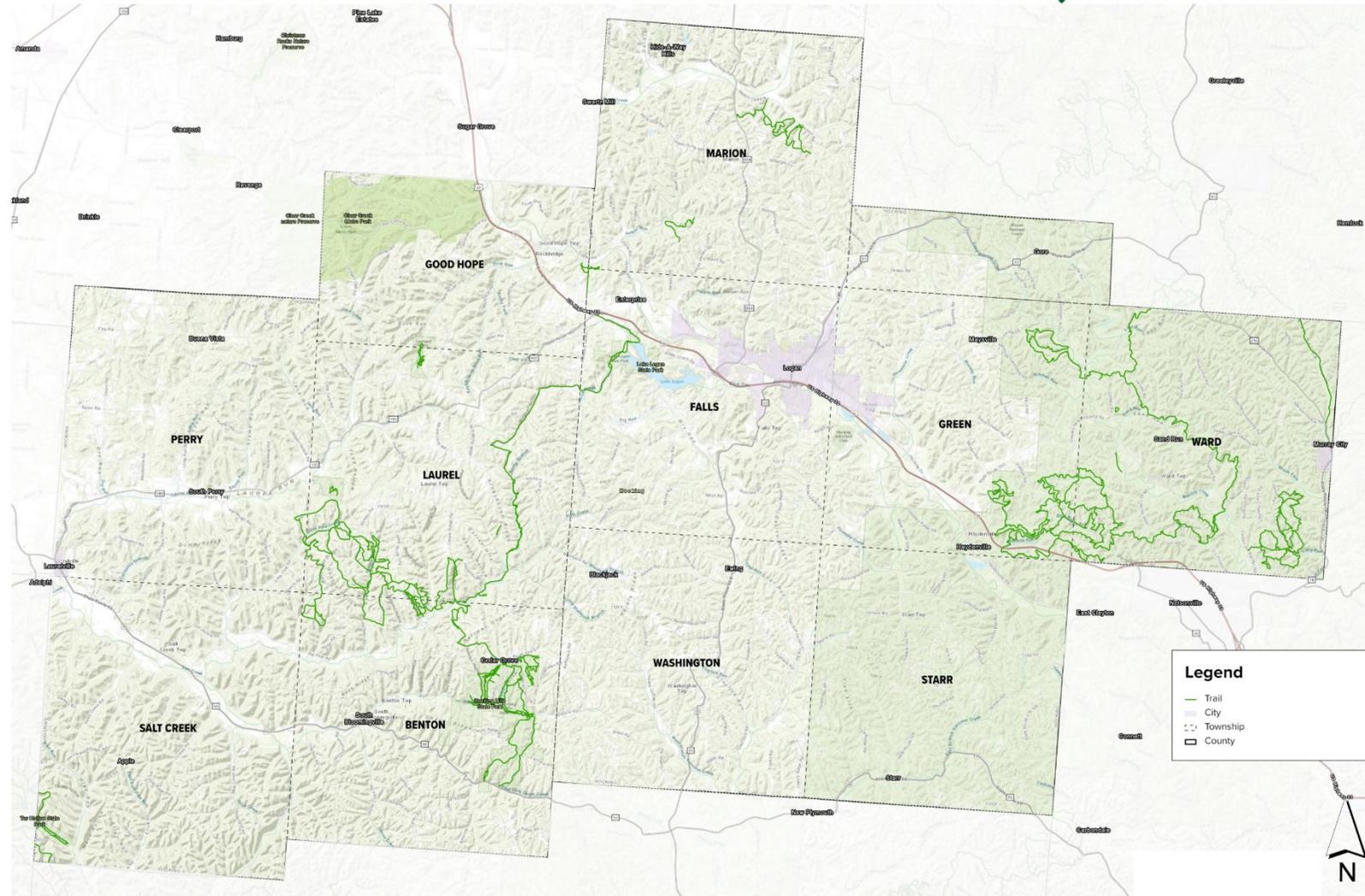
90 percent of residents want areas around parks protected

- Top concerns
  - Environmental Quality
  - Traffic
  - “Too crowded”

Residents: Where Could New Growth Occur?



# 1. TOWNSHIP MAP OF HOCKING COUNTY, OHIO



HOCKING COUNTY LAND USE REGULATIONS



## 2. WHAT CONCERNS DO YOU HAVE?

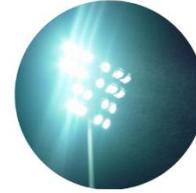
Place a dot on all of the issues that concern you. Vote no more than once for each issue.



**UNLICENSED JUNK  
OR  
SALVAGE PROPERTIES**



**BLIGHT/DERELICT  
BUILDINGS**



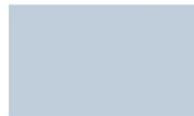
**NUISANCES FROM  
COMMERCIAL  
PROPERTIES  
(LIGHT, NOISE,  
TRAFFIC)**



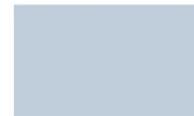
**NATURAL ASSET  
PRESERVATION  
(FLOODPLAIN,  
VIEWSHEDS, & STEEP  
SLOPES)**



**UNDESIRABLE  
NEIGHBORING  
LAND USES**



**SHORT-TERM RENTALS**



**ATTAINABLE/  
AFFORDABLE  
HOUSING**



**HOCKING COUNTY LAND USE REGULATIONS**



### 3. ALTERNATIVES TO COUNTY-WIDE ZONING

Place a dot on all of the ideas that you like. Vote no more than once for each idea.



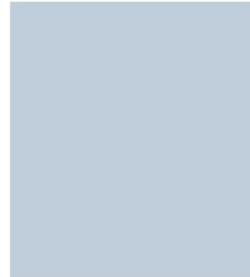
#### PROPERTY MAINTENANCE REGULATIONS

Focus: Reducing junk vehicles, addressing unsafe/nuisance properties, and promoting property upkeep



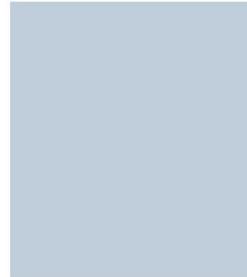
#### SPECIAL EVENT PERMIT

Focus: Notifies County services of large parties or similar special events.



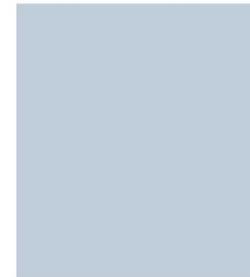
#### SHORT-TERM RENTAL PERMIT

Focus: Creates an inventory and minimum standards for short-term rentals to ensure adequate emergency services and bed tax assessment.



#### SITE STANDARDS FOR SPECIFIC LAND USES

Focus: A use, such as a gas station, would be held to standards to minimize the impacts to neighboring properties.



#### IMPACT FEES

Focus: Calculates a proposed development's impact to the neighborhood or adjacent areas and requires a proportionate fee for those impacts.



HOCKING COUNTY LAND USE REGULATIONS



## 4. PROS AND CONS OF COUNTY-WIDE ZONING

### Pros

- 1. GROWTH MANAGEMENT:** Zoning helps manage and direct growth and protecting rural areas from development.
- 2. LAND USE REGULATION:** Zoning provides a structured approach to land use, ensuring that residential, commercial, and industrial areas are appropriately designated.
- 3. COMMUNITY PROTECTION:** Zoning can protect communities from undesirable developments, such as industrial facilities near residential areas.
- 4. ENVIRONMENTAL PROTECTION:** Zoning helps preserve natural resources and environmentally sensitive areas by restricting certain types of development.

### Cons

- 1. ADMINISTRATIVE COMPLEXITY:** Implementing and managing zoning regulations can be complex and require significant administrative resources.
- 2. ENFORCEMENT CHALLENGES:** Ensuring compliance with zoning regulations can be challenging, especially in rural areas with limited resources.
- 3. PROPERTY RIGHTS CONCERNS:** Some property owners may feel that zoning infringes on their rights to use their land as they see fit.
- 4. ECONOMIC IMPACT:** Zoning can sometimes limit economic development by restricting the types of businesses that can operate in certain areas.

A. Do the forms of regulation referenced on Board #3 address your concerns

- OR -

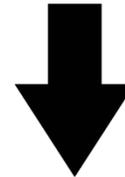
Do you feel that county-wide zoning is necessary?

BOARD #3 OPTIONS ARE ENOUGH

COUNTY-WIDE ZONING IS NECESSARY

B. If you answered that county-wide zoning is necessary, what development regulation issues do you feel it should handle?

Please write your remaining concerns and deposit below.



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