

ARTICLE 1

TITLE, SCOPE AND JURISDICTION

Section 100

Title

These regulations shall be known and may be cited and referred to as the Portage County Subdivision Regulations, and shall hereinafter be referred to as "these regulations".

Section 110

Administration

These regulations shall be administered by the Portage County Regional Planning Commission, hereinafter usually called "Commission" or "Planning Commission", or "Regional Planning Commission", subject to and in accordance with Section 711.10 of the Ohio Revised Code. (Amended June 26, 1984)

Section 120

Jurisdiction

These rules and regulations shall apply to all subdivisions, plats, replats and exceptional replats of land in Portage County outside the corporate limits of a city or village, including subdivisions that are exempt from platting under Section 711.131 of the Ohio Revised Code and Section 330 of these regulations.

In those townships having zoning, a plat must be approved by the respective township's Zoning Inspector or the Township Trustees' designated representative.

Section 130

General

A. All subdivisions other than those exempt under Section 711.131 of the Ohio Revised Code and Section 330 of these regulations must be platted.

B. The development of the land shall be such as to meet the minimum general requirements of these regulations, including the construction of, or the securing (Performance Bond) of, certain improvements before a plat will receive the endorsement of the Planning Commission. (Section 711.10 of the Ohio Revised Code)

Section 140

Relation To Other Laws

The provisions of these regulations shall supplement any and all laws of the State of Ohio, Resolutions of the County, or any and all rules and regulations promulgated by authority of such law or resolution relating to the purpose and scope of these regulations. Whenever the requirements of these regulations are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, or resolution; the most restrictive or that imposing the higher standards shall govern except as provided in Section 150 of these regulations.

Section 150

Planned Unit Developments Encouraged; Regulations May Be Modified

The planned unit development approach to development is greatly encouraged. These regulations may be modified by the degree necessary to accomplish the objectives and standards required for the planned unit development of residential, commercial, or industrial subdivisions, or a mixture thereof, in accordance with provisions of township zoning resolutions. Nothing within this section, however, shall exempt the developer from the requirements of subdivision plat approval as specified in Article 3 of these regulations.

Section 160

Amendments

These regulations may be amended, after public hearings and other requirements as specified in the appropriate sections of the Ohio Revised Code.

Section 170

Separability

If, for any reason, any clause, sentence, paragraph, section or other part of these regulations should be decided by a court of competent jurisdiction to be invalid, such judgement shall not affect the validity of these regulations as a whole, or any part thereof, other than the part so held to be invalid.