



Pickaway County Regional Planning Commission

Court House, 207 South Court Street

Circleville, Ohio 43113

740.474.1764

www.pickaway.org

Adjoining Parcels

Below is an excerpt from the *Revised Subdivision Standards and Regulations for Pickaway County, Ohio* Section 110.02(b), pages 3 and 4, regarding adjoining parcel conveyances:

“110.02 Any division of land into parcels for the purpose of transfer of ownership shall be subject to review by the Planning Commission except as follows:

(b) The sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites as defined by zoning or these Regulations or reduce the original tract below the requirements of zoning or these Regulations.”

In order to determine the compliance for the above Section 110.02(b), you will be required to obtain written approval from your township zoning official. In certain cases, a site evaluation may be required from the Pickaway County Board of Health to assure that the on-site wastewater treatment and water well area is not adversely affected by reducing the size of the original tract.

Below is the suggested language to be included on your deed for the adjoining parcel conveyance. Contact the Planning Commission if you have any questions.

RESTRICTION:

This parcel has been approved as an “ADJOINING PARCEL TRANSFER” and in the future shall be transferred only with the adjoining _____ acre tract, Parcel Number _____, as recorded in Official Record/Deed Volume _____, Page _____ and shall not be used as a separate building site. This restriction shall run with the land and may be modified only upon the written approval of the Pickaway County Regional Planning Commission. A marginal entry shall be made on the above stated deed stating “See Official Record/Volume _____, Page _____ for a restriction affecting this parcel.”