

483 PONDS - FRESH WATER

1. Ponds shall be permitted in agricultural districts. Ponds require a Special Use Permit in the “R-1”, “R-2”, and “R-3” Districts as a part of the overall design of a subdivision containing at least five (5) acres of land.
2. Ponds shall require a Special Use Permit in a commercial or industrial district as part of the overall design of a plant or park containing at least three (3) acres of land.
3. Minimum surface for Special Use Permit ponds shall be one-half (1/2) acre. Maximum surface area shall not exceed 25% (percent) of the net acreage of the parcel.
4. The side slope of a pond shall be horizontal to vertical at a maximum ratio of 2:1. The ratio shall be maintained to a minimum depth of 17 feet. Ponds that do not meet this ratio are required to be enclosed with a six (6) foot fence unless they are for agricultural purposes in an “Agriculture” District.
5. To prevent adverse affects of drainage to adjoining properties, a drainage system shall be installed to accommodate overflows and surface drainage from pond development, then diverted to a suitable outlet.
6. Refilling: The refilling of an area which has been excavated for the development of a pond shall be considered waste disposal and shall meet the requirements as set forth by the Sandusky County Board of Health for solid waste disposal under 3734.05 of the Ohio Revised Code.

SETBACK:

A pond shall have 100 feet minimum setback from any street right-of-way.

Ponds on a parcel of five (5) acres or less shall have a side yard setback of not less than 10% (percent) of the width of the parcel, with a minimum setback of 25 feet.

A pond shall be located no closer than 100 feet to a septic tank or leach field.