

SITE ASSESSMENT REPORT

Auditor Parcel Data

Jurisdiction: Jefferson Township
Franklin County, Ohio
Parcel No.: 170-001707-00
170-001708-00
Site Address: 6253 Headley Heights Ct,
Columbus, Ohio 43230
Site Area: +/- 1.04 and +/- 1.01 Acres
School District: Gahanna Jefferson
Current Use: Single-Family Residential
Date Published:
May 16, 2025

Existing Conditions

Land Use(s): 510 - One-Family Dwelling on platted lot (170-001707-00)
500 – Vacant platted residential land (170-001708-00)
Site Access: Both sites contain access on Headley Heights Court with +/- 62.45 and +/- 172.43 feet
of road frontage.
FIRM Panel No(s): 39049C0212K
Flood Hazard Zone(s): X “Area of Minimal Flood Hazard”
Effective Date: 06/17/2008
National Wetlands Inventory: None
Soil Type(s): AdC2 (Amanda) 0.40Acres and AdD2 (Amanda) 1.65 Acres
Other Notes: Nonconformities would include one accessory structure on the house lot, which may not
be in compliance with the side yard setback.

Land Use Regulations

Subdivision Authority: Franklin County Economic Development & Planning Office
Subdivision Regulations: Franklin County Subdivision Regulations
Zoning Authority: Jefferson Township
Zoning District(s): “RSR”- Restricted Suburban Residential District
Minimum Lot Width: For a single-family dwelling, there shall be a minimum lot width of one hundred and
fifty (150) feet at the front line of the dwelling, and such lot shall have access to and
abut on a public right-of-way for a minimum distance of sixty (60) feet.
Minimum Lot Area: For each single-family dwelling unit there shall be a lot area not less than 1 acre.
Minimum Front Yard Setback: 110 feet from centerline
Minimum Side Yard Setback: 25 feet (15 feet minimum for accessory buildings)
Minimum Rear Yard Setback: 50 feet (15 feet minimum for accessory buildings)
Maximum Lot Coverage: One principal use shall be permitted on a lot, and said lot shall not be covered by more
than twenty percent (20%) with impervious surfaces, including structures.
The total floor area of all structures combined shall not cover more than twenty percent
(20%) of the total area of the lot.
Contact(s): Franklin County Economic Development & Planning Office, 614-525-3094
Jefferson Township Zoning Office, (614) 855-4265

Utilities

Electric: AEP Ohio
Natural Gas: Columbia Gas
Public Water: Jefferson Township Water & Sewer district (waiting for confirmation)
Sanitary Sewer: Property is on **Private Septic** but Jefferson Township Water & Sewer district available
Telecommunications: AT&T Ohio

Recommended Development Pattern

In the Restricted Suburban Residential District, the zoning resolution permits 2 single family homes on the subject properties or the following conditional uses.

Section 520.03 - Conditional Uses

The following uses may be allowed in the RSR and subject to approval in accordance with Article X, Sections 1020.03, 1020.04 and 1020.05.

- A) Borrow Pit- A borrow pit in accordance with the requirements of Article VII, Section 720 - Excavation and Quarry Regulations provided that such excavation and required rehabilitation shall be completed within one (1) year from the date of approval.
- B) Parks- Parks, playgrounds, and playfields shall be open to the public.
- C) Child Day Care Type A Home- may be permitted provided:
 - 1) The child day care is accessory to the principal use of the dwelling as a residence.
 - 2) State licenses have been granted, if necessary.
 - 3) Lot size is adequate to meet the sewage disposal and water supply needs.
 - 4) Adequate buffering to adjacent residential uses is provided as needed in accordance with Article VIII.
 - 5) Off-street parking and maneuvering is provided so that no car will back into roadway upon entering or leaving.
 - 6) One (1) ground or pole sign, not to exceed three (3) square feet may be placed on the lawn. Another flat sign may be placed on the structure, said sign not to exceed three (3) square feet, single sided. Neither sign may be internally lit, nor made of plastic. If lighted, they must be lit by a steady indirect white light, and lit only during hours of operation.
 - 7) Day care must be provided in the residence, or, if it is to be provided in an accessory structure, that structure must meet the local building code, and no other conditional use shall be allowed on the lot.
 - 8) Adequate space indoors and outdoors is provided for recreation. Five hundred (500) square feet per child shall be provided for an outside play area. Such play area shall be arranged in accordance with the provisions of this district for accessory uses and shall be enclosed with appropriate fencing.

SECTION 520 – RESTRICTED SUBURBAN RESIDENTIAL DISTRICT (RSR)

Section 520.01 - Purpose

The Restricted Suburban Residential District (“RSR”) is intended to define areas in the township, which are suitable for low density residential uses and related facilities desirable in a residential environment. Standards in the RSR district are intended to promote attractiveness, order and efficiency and a healthful, safe environment.

Section 520.02 - Permitted Uses

The following uses shall be permitted in the RSR provided the use is located on a lot not less than five (5) acres and meets all of the development requirements of this section:

The following uses shall also be permitted in the RSR provided the use meets all of the development requirements of this Section:

A) Single family dwelling structures

B) Home Occupation

Home occupation in association with a permitted structure or use, and in accordance with the provisions of Article VIII, Section 815.

C) Accessory Structures/Uses

Accessory structures and uses in association with permitted structures and uses as specified in Article VIII, Section 820.

D) Guest House

Guest house provided the gross floor area of the guest house is less than fifty (50) percent of the gross floor area of the primary dwelling and located to the side or rear of the primary family dwelling.

E) Schools

Public or private schools offering general educational courses and having no rooms regularly used for housing or sleeping of students shall be permitted provided it occupies a lot of not less than five (5) acres.

F) Religious

Churches or other places of worship shall be permitted, provided that the church or other place of worship occupies a lot of not less than three (3) acres, plus an additional one (1) acre for every one hundred (100) seats or similar accommodations in the main assembly area.

Main Assembly seats or similar accommodations	Acres Required
100 or less	Four (4)
200 or less	Five (5)
300 or less	Six (6)
400 or less	Seven (7)
500 or less	Eight (8)

G) Adult Family Homes

Residential Care Facility providing accommodations and person care services for one to five unrelated persons as a residential care facility that meets the criteria specified in division (A)(9)(b) of ORC section 5119.34..

H) Child Day Care Type B Home

Child Day Care Type B Home provided the day care is an accessory use to the principal use of the dwelling as a residence.

Section 520.03 - Conditional Uses

The following uses may be allowed in the RSR and subject to approval in accordance with Article X, Sections 1020.03, 1020.04 and 1020.05..

A) Borrow Pit

A borrow pit in accordance with the requirements of Article VII, Section 720 - Excavation and Quarry Regulations provided that such excavation and required rehabilitation shall be completed within one (1) year from the date of approval.

B) Parks

Parks, playgrounds, and playfields shall be open to the public.

C) Child Day Care Type A Home

Child Day Care Type A Home may be permitted provided:

- 1) The child day care is accessory to the principal use of the dwelling as a residence.
- 2) State licenses have been granted, if necessary.
- 3) Lot size is adequate to meet the sewage disposal and water supply needs.
- 4) Adequate buffering to adjacent residential uses is provided as needed in accordance with Article VIII.
- 5) Off-street parking and maneuvering is provided so that no car will back into roadway upon entering or leaving.
- 6) One (1) ground or pole sign, not to exceed three (3) square feet may be placed on the lawn. Another flat sign may be placed on the structure, said sign not to exceed three (3) square feet, single sided. Neither sign may be internally lit, nor made of plastic. If lighted, they must be lit by a steady indirect white light, and lit only during hours of operation.
- 7) Day care must be provided in the residence, or, if it is to be provided in an accessory structure, that structure must meet the local building code, and no other conditional use shall be allowed on the lot.
- 8) Adequate space indoors and outdoors is provided for recreation. Five hundred (500) square feet per child shall be provided for an outside play area. Such play area shall be arranged in accordance with the provisions of this district for accessory uses and shall be enclosed with appropriate fencing.

Section 520.04 - Development Standards

In addition to the provisions of Article VIII - General Development Standards, the following standards for arrangement and development of land and structures are required in the Restricted Suburban Residential District.

A) Lot Area and Coverage

- 1) For each single-family dwelling unit there shall be a lot area not less than one (1) acre.
- 2) One (1) principal use shall be permitted on a lot, and said lot shall not be covered by more than twenty percent (20%) with impervious surfaces, including structures.
- 3) The total floor area of all structures combined shall not cover more than twenty percent (20%) of the total area of the lot.

B) Lot Width

For a single-family dwelling, there shall be a minimum lot width of one hundred and fifty (150) feet at the front line of the dwelling, and such lot shall have access to and abut on a public right-of-way for a minimum distance of sixty (60) feet.

C) Side Yards

- 1) For all single-family dwellings, there shall be a side yard on each side of the structure of at least twenty-five (25) feet.
- 2) For "Accessory Detached Structures" refer to Article VIII, Section 820.

D) Rear Yard

- 1) For all single-family dwellings, there shall be a rear yard of twenty percent (20%) of the lot depth, except that in no case shall a rear yard of more than fifty (50) feet be required.
- 2) For Accessory Detached Structures refer to Article VIII, Section 820.

E) Sanitary Water and Sewer

- 1) For each permitted use and conditional use, the lot area shall be adequate to meet the minimum sanitation requirements of all existing codes, but shall not be less than that prescribed for such use.

Aerial Photo



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Franklin County Soil & Structures Map



0 0.0125 0.025 0.05 Miles



Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- ▭ Building Footprints
- ▭ Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Topographic Legend

Source: GSP - 2019 UDAR Collection

- ↑ Spot Elevation

Intermediate Contour

Source: Franklin County Auditor & Engineer

Appraisal Legend

Source: Parcel IDs

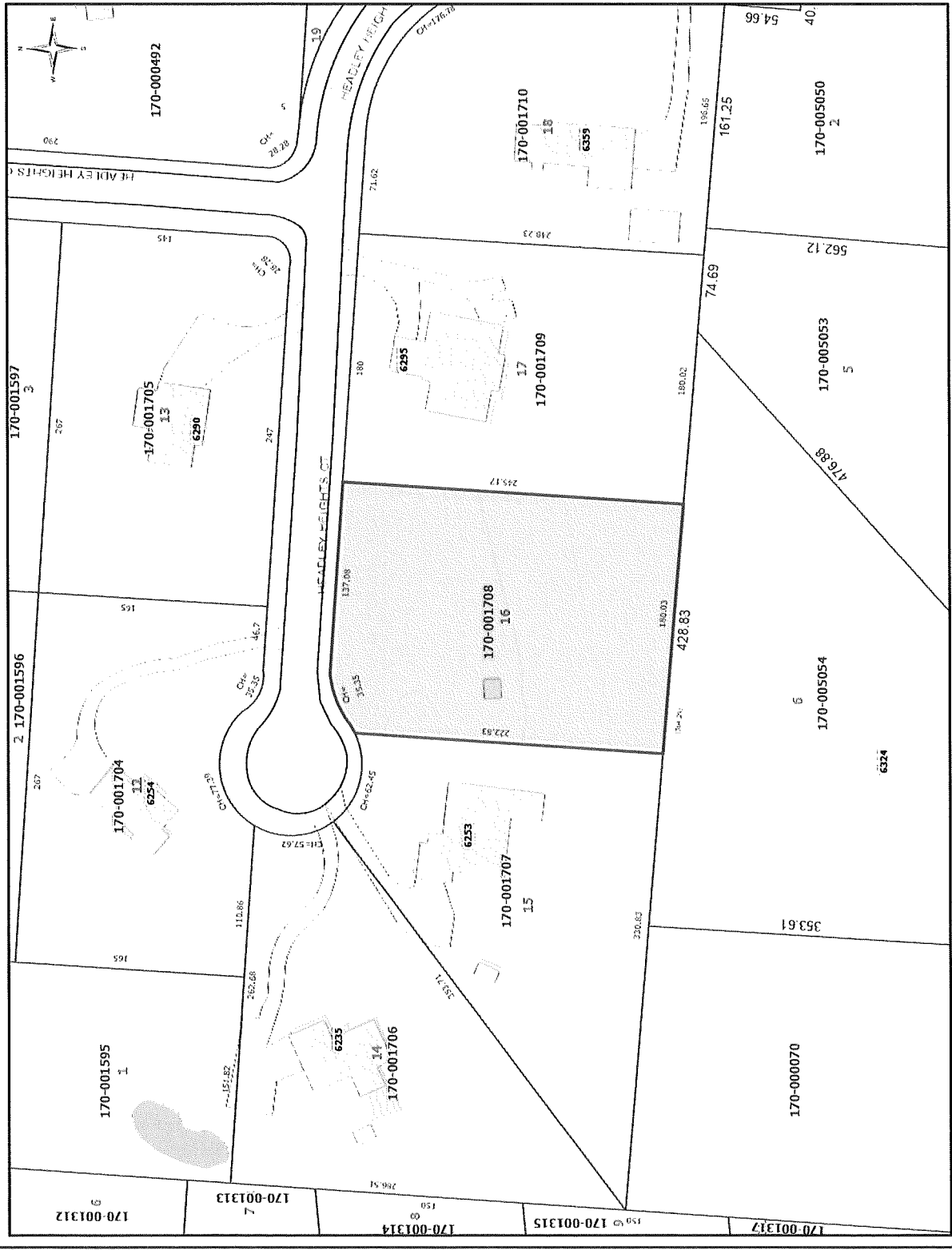
- 100 Parcel Dimensions
- 100 Lot Numbers
- Site Address
- ▭ Parcel Boundary
- ▭ Subdivision Boundary
- ▭ Condominium Boundary
- ▭ County Boundary
- ▭ City or Village Boundary
- ▭ Tax District Boundary
- ▭ School District Boundary
- ▭ Zip Code Boundary

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information shown on this map is not guaranteed to be accurate. The county assumes no responsibility for the information contained on this map. Please rely on the Franklin County Auditor's GIS Department of any discrepancies.

The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 (NAD 83) zone 16, based on the North American Vertical Datum 1988 (NAVD 88).



Franklin County Auditor's Office
Auditor
Michael Stinziano
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