



PROJECT IMPACT POLICY

The City of Barberton has numerous vacant lots for sale with certain restrictions. These lots, located throughout city neighborhoods, allow adjacent owners to increase the size of their home lot (often substandard under today's regulations) or may be sold to developers for new home construction. The sale of these lots releases the property from City maintenance, while returning the property to a tax-generating status. The vacant lots available for sale may have been acquired under the Community Development Program or the Land Reutilization Program (property acquired by the City of Barberton that was foreclosed because of non-payment of taxes). The City of Barberton evaluates each lot to determine the best use of the lot for three purposes;

- 1) Storm Water/Flood Mitigation
- 2) Economic Development
- 3) Lessening of Building Density.

The City of Barberton Reserves the right to retain properties for future development. Not all parcels are available for sale.

Any available property applied for and denied, the applicant may appeal the denial through Barberton Board of Zoning Appeal (BZBA).

Vacant lots are defined under two (2) categories, Unbuildable or Buildable:

Unbuildable Parcel Any lot not conforming to the current zoning standards as outlined in the Barberton Development Code.

Buildable Parcel—A parcel of land legally created that meets all required standards, for that zoned district, as outlined by the Barberton Development Code. These lots can be offered to private developers, private individuals &/or nonprofit groups (ie. Habitat for Humanity) for new home construction prior to being offered to adjacent landowners. To be eligible for this program, purchaser must submit building plans for review prior to sale and construction must start within 180 days of purchase.

Unbuildable Parcel

All lot sales of an unbuildable parcel are subject to the following policy:

1. Unbuildable lots located between two (2) existing structures can be offered half each to the adjoining property owners. If either party declines, the entire parcel can be offered to the other.
2. Lots purchased for addition to existing developed properties will be sold with deed restrictions prohibiting construction of additional dwelling units and limiting usage to ancillary facilities or building additions. The applicant must obtain all necessary permits from the City before erecting structures on the property (e.g., garage, fence etc.).
3. The applicant's property must be occupied and maintained in a decent, safe, and sanitary manner.
4. Properties zoned other than residential must be brought to the Barberton Planning Commission on an individual basis for approval.
5. Situations not herein defined or deemed to be unusual will be resolved at the discretion of the, City Administration and Barberton Planning Department.
6. The sale price for an unbuildable parcel that was acquired through the Community Development Program or the Land Reutilization Program shall be \$0.15 (15¢) per square foot. The purchaser will ALSO be responsible for all expenses incurred by the City of Barberton to acquire the property, all closing costs, recording fees, and lot combination costs.

Buildable Parcel

All lot sales of a buildable parcel are subject to the following policy:

1. City of Barberton will evaluate each lot to determine the best use of the lot with preference given to residential and economic development activities.
2. Situations not herein defined or deemed to be unusual will be resolved at the discretion of the, City of Barberton Administration and Barberton Planning Department.
3. Applicant must obtain all necessary permits from the City before erecting structures on the property.
4. New construction shall be submitted for design approval to The Barberton Building Department & Barberton Planning Department. All construction shall comply with the City of Barberton Development Code, State Building Regulations and Zoning Regulations.
5. Construction to commence within 180 days upon taking title. Completion shall occur within twelve months of that date. If at such time the applicant fails to complete construction, the title to the property together with all improvements made or erected shall automatically be forfeited and revert to and vest in City of Barberton, which shall have the right to re-enter and take possession of the property. Extension may be granted upon written request from the applicant.
6. The sale price for a buildable parcel shall be \$1.00 (one dollar) per square foot or a minimum of \$4,500. The purchaser will ALSO be responsible for all expenses incurred by the City of Barberton to acquire the property, all closing costs and recording fees.