

PICKERINGTON, OHIO

LAND FOR SALE

NORTH HILL ROAD, PICKERINGTON, OHIO 43147



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PROPERTY HIGHLIGHTS

- +/- 4.21 acre parcel of land located on Hill Road N.
- Divisible to +/- 1.0 acre
- Zoned C3
- All utilities to site
- \$100,000 per acre

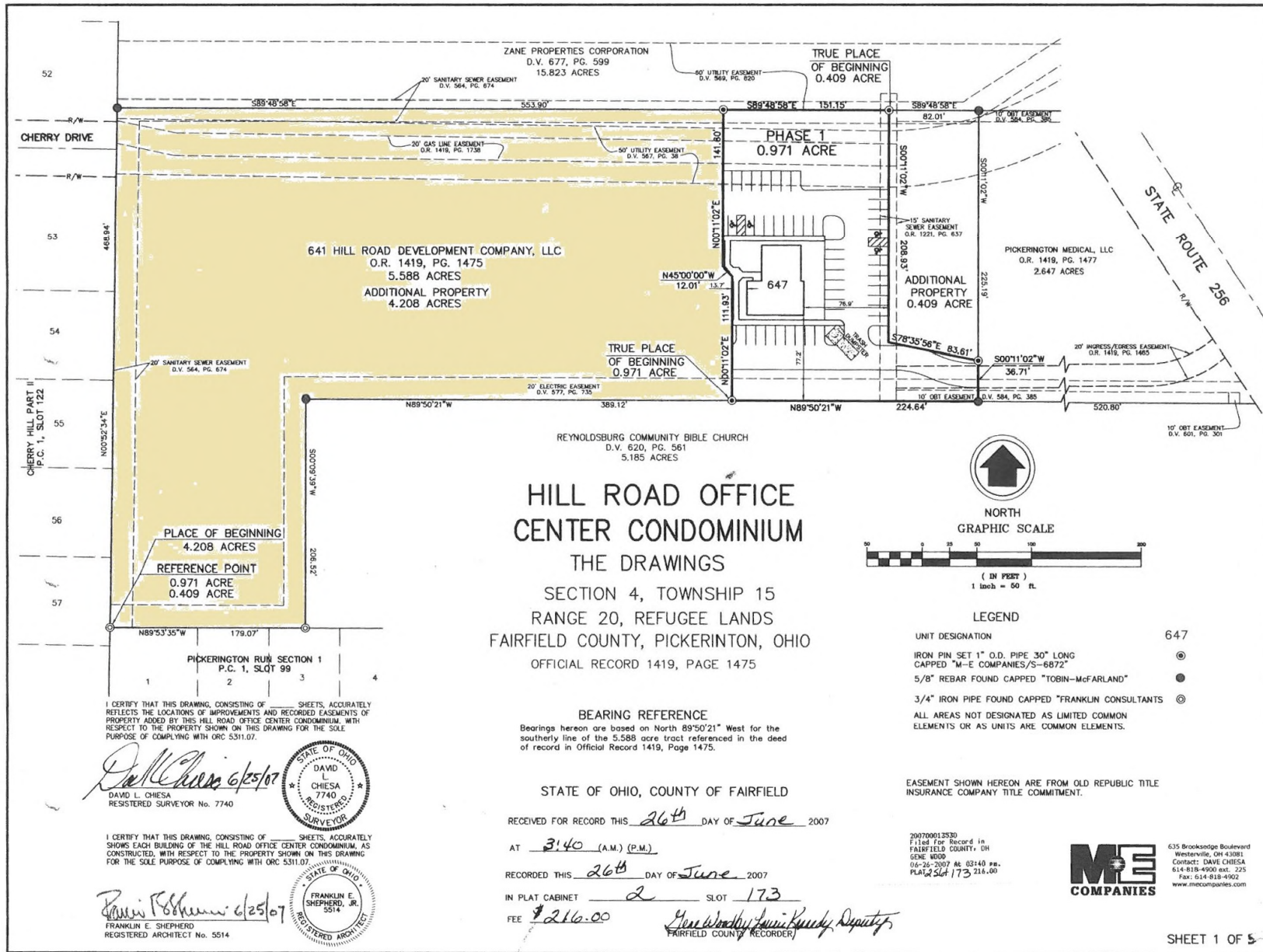
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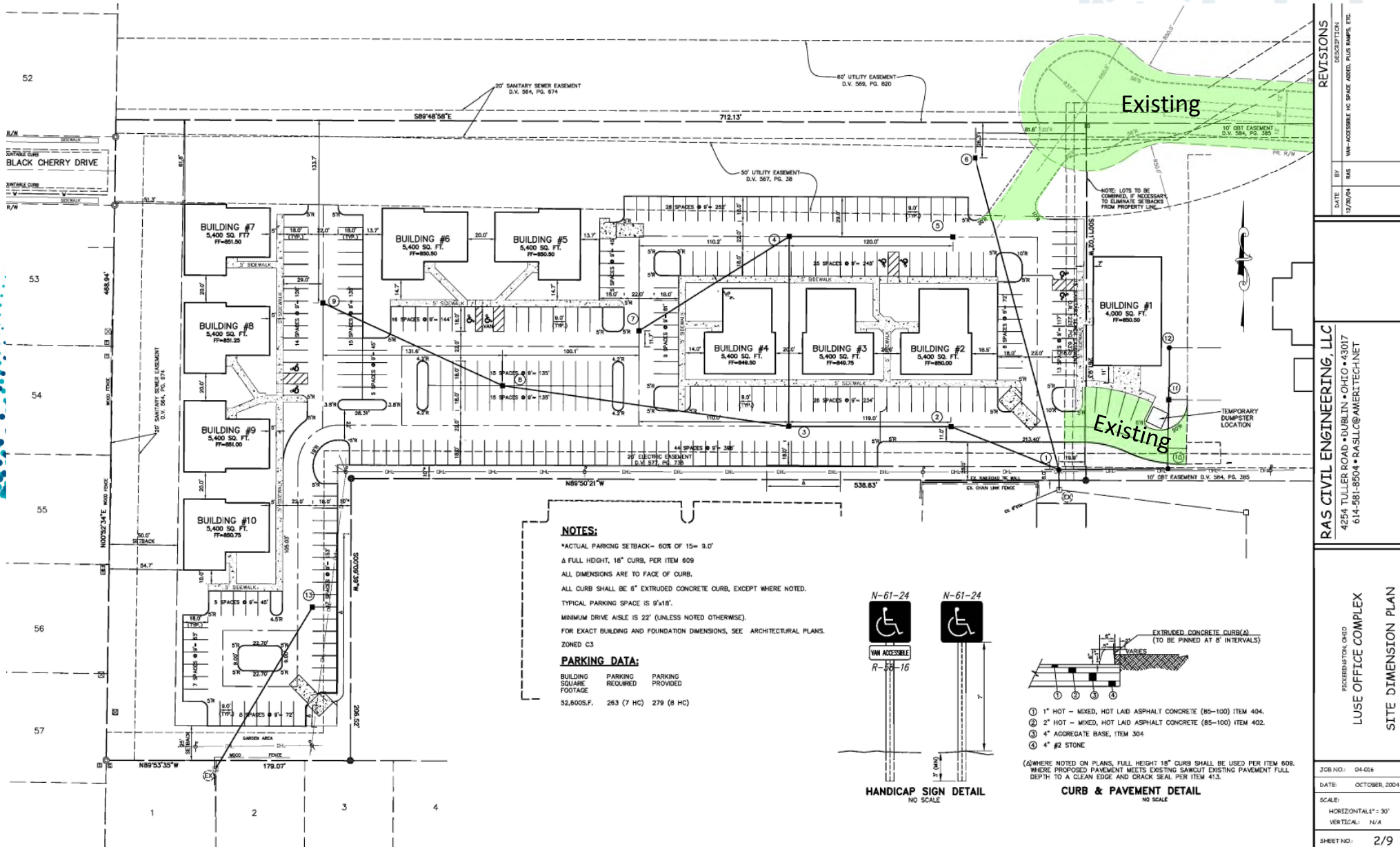
NORTH HILL ROAD, PICKERINGTON, OH 43147



SITE PLAN



POTENTIAL USE PLAN



AERIAL



PERMITTED USES

TABLE I - PERMITTED USES, ACCESSORY USES AND CONDITIONAL USES

A = Accessory

P = Permitted

C - Conditional

Use Type	Districts Where Use is Permitted															Min. Setbacks Adjacent to Residential Uses ¹ (ft.)			Min. Setbacks Adjacent to Nonresidential Uses ¹ (ft.)			Minimum Lot Width (ft.)	Max. Height (Else "P" District) (ft.)	Max. Size (sq. ft.)
	AGR	R1	R2	R3	R4	R6	R10	C1	C2	O	C3	C4	M1	M	Front	Side	Rear	Front	Side	Rear				
Agricultural Storage Processing	C												C	C	50	50	50	50	15	30	N/A	— ⁵	N/A	
Animal Clinic Without Boarding	C							C	C	C	P	P	P	P	— ⁶	— ⁶	— ⁶	— ⁶	— ⁶	— ⁶	N/A	35	by BZA	
Animal Clinic With Boarding											C		C	C	30	30	30	30	30	30	N/A	35	N/A	
Assisted Living Facility										P														
Auditorium	C	C	C	C	C	C	C				C	C			50	50	50	50	15	30	N/A		N/A	
Auto Fuel Service											P	P			50	*	**	50	*	**	N/A	35	N/A	
Arts and Craft Studio								P							— ³	* ³	** ³	— ³	* ³	** ³	N/A	— ³	2,500	
Arts and Craft Studio									P						— ³	— ³	— ³	— ³	— ³	— ³	— ³	— ³	5,000	
Arts and Craft Studio										P	P		P	P	— ³	— ³	— ³	— ³	— ³	— ³	— ³	— ³	N/A	
Automotive Service/Major Repair												C	C	C	50 ³	*	**	50 ³	*	**	N/A	35	N/A	
Automotive Service/Minor Repair												C	C	C	50 ³	*	**	50 ³	*	**	N/A	35	N/A	
																		50 ³	*	**				
Auto, Vehicle and Equip. Stores												C	C		50	50	50	50 ³	*	**	N/A	35	N/A	
Bar									C	C			C		— ³	— ³	— ³	— ³	— ³	— ³	N/A	— ⁵	2,000	
Bar											P	P			— ³	*	**	— ³	*	**	N/A	35	N/A	
Business Retail								P							— ³	*	**	— ³	*	**	40	35	2,500	
Business Retail									P						— ³	*	**	— ³	*	**	40	35	—	
Business Retail										P					— ³	*	**	— ³	*	**	N/A	35	2,500	
Business Retail											P	P	C		— ³	*	**	— ³	*	**	N/A	35	N/A	
Cemetery	C	C													— ⁶	— ⁶	— ⁶	— ⁶	— ⁶	— ⁶	N/A	— ⁵	N/A	
Church and Place of Worship	C	C	C	C	C	C	C		C	C	C		C		50	50	50	50	15	30	N/A	— ⁵	N/A	
Com. Telecommunications Equip.	C												C	C	— ⁶	— ⁶	— ⁶	— ⁶	— ⁶	— ⁶	N/A	— ⁵	N/A	
Commercial Entertainment											C	P	P		50 ³	*	**	50 ³	*	**	N/A	35 or — ⁵	N/A	
Consumer Retail								P ⁴	P ⁴		P ⁴	P ⁴			— ³	*	**	— ³	— ³	— ³	N/A	35	N/A	

PERMITTED USES

TABLE I (Cont.)

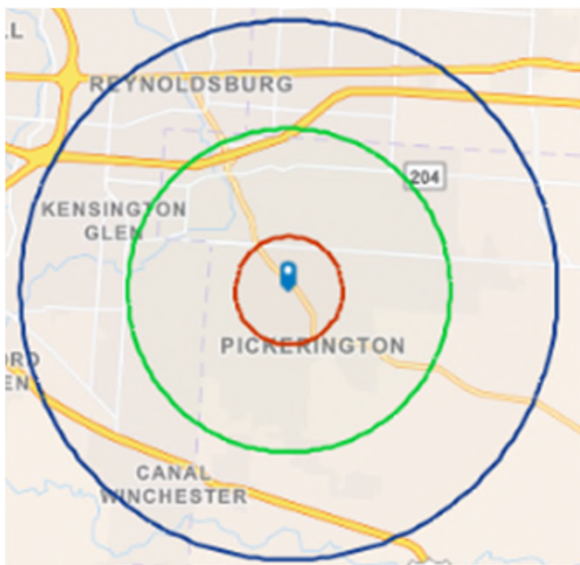
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Use Type	Districts Where Use is Permitted ✓														Min. Setbacks Adjacent to Residential Uses¹ (ft.)			Min. Setbacks Adjacent to Nonresidential Uses¹ (ft.)			Minimum Lot Width (ft.)	Max. Height (Else "P" District) (ft.)	Max. Size (sq. ft.)
	AGR	R1	R2	R3	R4	R6	R10	C1	C2²	O	C3	C4	M1	M	Front	Side	Rear	Front	Side	Rear			
Day Care	C⁴	C⁴	C⁴	C⁴	C⁴	C-⁵	C-⁵	P	P	P	P	C⁴	P		—³	—³	—³	—³	—³	—³	N/A	35	—³
Drive Thru Banking									C	C	C	C	C		—³	—³	—³	—³	—³	—³	N/A	35 or —⁵	N/A
Drive Thru Retail											C	C	C		—³	—³	—³	—³	—³	—³	N/A	35	—³
Drive Thru Restaurant											C	C	C		-	-	-	-	-	-	N/A	35	-
Elderly Housing									P						50	*	**	—³	*	**	N/A	40	—³
Family Restaurant								P	P	C	P	P	C		—³	—³	—³	—³	—³	—³	N/A	35	—³
Full Service Restaurant								P	P	C	P	P	C		50	50	50	—³	—³	—³	N/A	35 or —⁵	—³
General Industries														P	50	50	**	50	*	**	N/A	40	—³
General Retail											P	P			50	*	**	—³	*	**	N/A	40	—³
Garbage Transfer														C	See 1286.22								
Hospitals						C	C		C	C			C		50	*	**	—³	*	**	N/A	40	—³
Hotel/Motel									C		P	P	C		—³	—³	—³	—³	—³	—³	N/A	40 or —⁵	—³
Light Industry													P		-	-	-	-	-	-	N/A	-	-
Medical and Health Related Serv.								C	P	P	P	P	C		-	-	-	-	-	-	N/A	35	-
Multi-Family Dwellings							P		P						Rules in Chap. 1276 for R10 apply as applicable								
Noncontinuous Foundation Bldgs.	C	C									C		C	C	See 1286.23								
Professional and Business Offices	C							P	P	P	P	P	P	C	—³	—³	—³	—³	—³	—³	N/A	35 or —⁵	N/A
Personal Service										P	P	P	P		—³	—³	—³	—³	—³	—³	N/A	35	N/A
Research and Development Ind.								C	C	C	C		P	P	50	*	**	—³	—³	—³	N/A	40 or —⁵	N/A
School (Public or Parochial)																							
Elementary and Secondary	C	C	C	C	C	C	C				C		C		50	*	**	—³	—³	—³	N/A	40	N/A
Self-Storage Buildings											C	C	C	C	50	30	50	50	30	50	N/A	20	N/A

PERMITTED USES

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	AGR	R1	R2	R3	R4	R6	R10	C1	C2 ²	O	C3	C4	M1	M	Front	Side	Rear	Front	Side	Rear			
Tavern								C	C						— ³	— ³	— ³	— ³	— ³	— ³	50	35	2,500
Tavern											P	P			50	*	**	— ³	— ³	— ³	N/A	35	N/A
University/College/Seminary																							
(Accredited 2 yr. or 4 yr.)	C	C	C	C	C	C	C	C	C	P	P	P	P	P	50	*	**	— ³	— ³	— ³	N/A	35 or — ⁵	N/A
(Nonaccredited/Vocational)	C								C	C	P	C	P	P	50	*	**	— ³	— ³	— ³	N/A	35 or — ⁵	N/A
Wholesale Business	C							C	C	C	C	C	P	P	50	*	**	— ³	— ³	— ³	N/A	35 or — ⁵	N/A
Pet Grooming									C		C	P			— ³	— ³	— ³	— ³	— ³	— ³	50	35	2,500
Acces. Uses (Also Refer to 1276.10)																							
Storage Garages													P	P	Requirements for Principal Structure Apply Exclusively							20	
Antennas for Amateur Radio Stations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	See 1286.14								
Seasonal Patio Enclosures									C		C	C											

1-MILE RADIUS DEMOS



KEY FACTS

10,746

Population



Average
Household Size



Median Age

\$92,112

Median Household Income

BUSINESS



230

Total Businesses



2,219

Total Employees

EDUCATION



2%

No High School
Diploma



23%

High School
Graduate



26%

Some
College



49%

Bachelor's/Grad/Prof
Degree

INCOME



\$40,377

Per Capita
Income



\$92,112

Median
Household
Income



\$109,853

Average
Household
Income

EMPLOYMENT



70.6

White
Collar %



17.3

Blue
Collar %



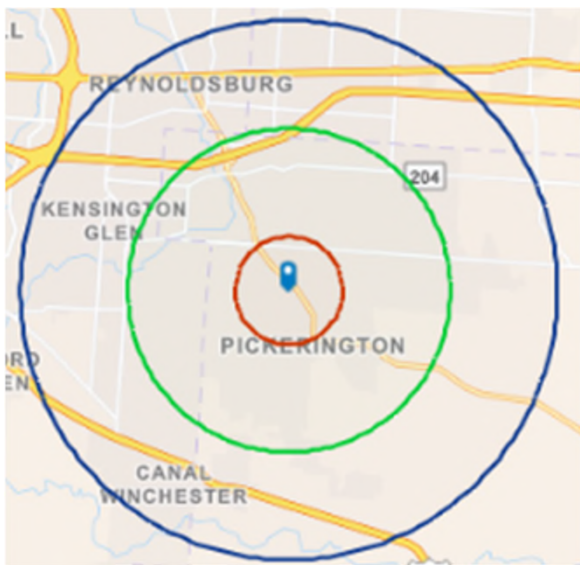
12.1

Services
%

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3-MILE RADIUS DEMOS



KEY FACTS

62,140

Population



Average
Household Size



Median Age

\$100,092

Median Household Income

BUSINESS



1,172

Total Businesses



13,634

Total Employees

EDUCATION



4%

No High School
Diploma



20%

High School
Graduate



30%

Some
College



46%

Bachelor's/Grad/Prof
Degree

INCOME



\$41,504

Per Capita
Income



\$100,092

Median
Household
Income



\$118,438

Average
Household
Income

EMPLOYMENT



68.6

White
Collar %



16.8

Blue
Collar %



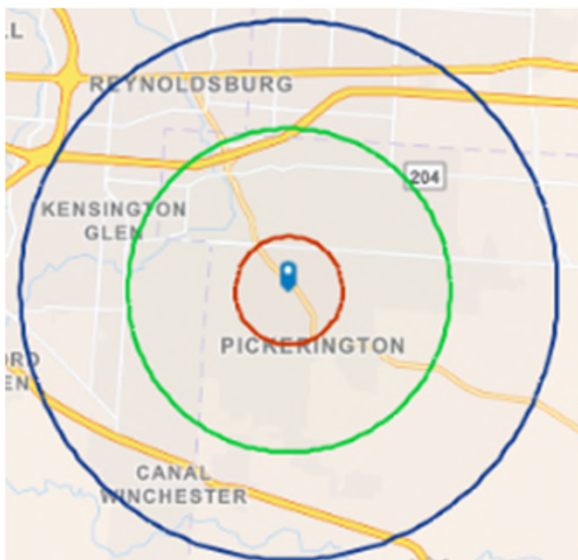
14.5

Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

137,609

Population



2.7

Average
Household Size



36.0

Median Age

\$78,490

Median Household Income

BUSINESS



3,211

Total Businesses



38,005

Total Employees

EDUCATION



6%

No High School
Diploma



26%

High School
Graduate



31%

Some
College



38%

Bachelor's/Grad/Prof
Degree

INCOME



\$37,461

Per Capita
Income



\$78,490

Median
Household
Income



\$101,479

Average
Household
Income

EMPLOYMENT



64.0

White
Collar %



20.0

Blue
Collar %



16.0

Services
%

equity | brokerage

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