

Muskingum County Zoning – Purpose & Facts



Who: All current and future property owners within the potentially zoned areas. Any zoning regulations would have to be approved by the voters of the township where they reside.

What: Basic common sense zoning could provide land use restrictions that will make residential and industrial developers more apt to develop in our community in a well thought out scheme that benefits and protects property owners.

Where: Northwest townships along the SR 16 corridor (Jackson, Cass, Jefferson, Licking, Muskingum, Hopewell & Falls)

Why: Increased development, linked primarily to the Intel project in Johnstown, is pushing development our way at an unprecedented rate. Large scale residential and industrial development is poised to enter our County over the next several decades. Basic land use planning ensures local control of development.

When: Now. This is not a conversation that can be delayed. Due to the process laid out by the State of Ohio, the earliest that this could come to the residents for a vote would be November of 2025.

The Muskingum County Commissioners, the Muskingum County Planning Commission and the Zanesville Muskingum County Port Authority have been monitoring the events in neighboring Licking County. As a result, we determined the need for informational sessions in the Northwest townships to inform residents regarding “Countywide Zoning” as a tool to control development in an orderly and thoughtful manner. To that end, the Commissioners have retained the services of Bricker Graydon and McBride Dale Clarion to guide the County through the process of zoning discussion, creation of planning documents, and, if necessary, ballot language.

The history of zoning in Muskingum County varies by location. To date, zoning only covers the following jurisdictions in whole: City of Zanesville, Village of Frazeyburg, Village of New Concord and Wayne Township. Falls Township has zoned the eastern half, and Perry Township has zoned the vicinity directly surrounding the Airport Exit.

We have been, and continue to be, watchful of townships in Licking County that had no zoning prior to the Intel announcement, and are moving through the process now. It is our goal to provide useful information for planning in our community. If zoning is considered by residents now, there would be more local control of the development that could take place in the near future.

The Port Authority and its partners recently completed a housing study which revealed that a major impediment to development in our County was the lack of a basic zoning code. Due to the fractional nature of individual township zoning, we are sharing information on how to construct a simple, standardized plan to guide the future of land use in our community.

Looking forward, if a Countywide zoning plan is adopted, it would allow other townships within the County to join. The Ohio Revised Code stipulates that Countywide zoning must be voted on by each individual township. If the majority of voters in any given township vote to approve zoning, then zoning will be enacted in that township. If the majority of voters in any given township vote not to approve zoning, then zoning will not be enacted in that township.






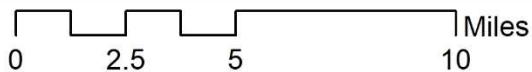
<https://www.muskingumcountyoh.gov/Agencies/Planning-Commission/>

Areas of Proposed Zoning in Muskingum County



Legend

-  Existing Zoning
-  Proposed Areas to Be Zoned
-  Possible Add-on Areas to be Zoned



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Muskingum County Auditor
Debra J. Nye
 Geographic Information Systems Department
 401 Main Street, Zanesville, Ohio 43701
 Ph: 740.455.7195

