

ZONING CERTIFICATE/TEMPORARY USE PERMIT FORM



OWNER _____ PHONE _____
ADDRESS _____
PARCEL _____ ZONING _____
CONTRACTOR _____ CONTACT _____
PHONE _____ E-MAIL ADDRESS _____

FENCE

OUPS NOTIFICATION (1-800-362-2764) IS MANDATORY 48 HOURS BEFORE DIGGING.

6 FOOT MAXIMUM HEIGHT REAR YARD FENCE. 30 INCHES IS MAXIMUM HEIGHT WHEN LOCATED IN FRONT OF THE DWELLING.

IT IS THE OWNER'S RESPONSIBILITY FOR PROPER PLACEMENT ON THEIR PROPERTY BY CORRECTLY IDENTIFYING THEIR LOT LINES AND COMPLYING WITH DEED RESTRICTIONS.

SUPPORTING MEMBERS SHALL BE INSTALLED SO AS NOT TO BE VISIBLE FROM ANY OTHER ADJOINING PROPERTY ("BEAUTY SIDE FACING OUT").

ACCESSORY BUILDINGS

1. MAXIMUM HEIGHT IS 15 FEET. NOT PERMANENTLY AFFIXED TO THE GROUND. REAR YARD PLACEMENT ONLY. ONE ACCESSORY BUILDING (SHED) IS PERMITTED PER LOT.
2. 100 SQUARE FEET OR SMALLER NO PERMIT REQUIRED.
3. 100 TO 200 SQUARE FEET MUST MEET RESPECTIVE ZONING DISTRICT REGULATIONS AND 35% LOT COVERAGE. ZONING PERMIT REQUIRED.
4. LARGER THAN 200 SQUARE FEET REQUIRES A BUILDING PERMIT. CALL 901-6650.

PATIO

MUST MEET RESPECTIVE ZONING DISTRICT REGULATIONS AND 35% LOT COVERAGE. (INCLUDES WOOD AT GRADE LEVEL, CONCRETE, PAVERS, BRICK, FLAGSTONE, AND BLACKTOP)

DRIVEWAY EXTENSION

MUST MEET 35% LOT COVERAGE AND DRAINAGE RESTRICTIONS. SHALL NOT ENCROACH UPON NEIGHBORING PROPERTY. IMPERVIOUS MATERIAL, CONCRETE, BLACKTOP, OR PAVERS.

PODS DUMPSTERS

RESIDENTIAL USE: UNIT NOT TO REMAIN FOR MORE THAN 14 DAYS. MUST BE PLACED ON PAVED SURFACE. LIMITED USE OF TWICE PER 12 MONTH PERIOD. DUMPSTERS CAN REMAIN WHILE ACTIVE BUILDING PROJECT IS IN EFFECT. CAN NOT BE PLACED PRIOR TO 3 DAYS OF START OF WORK.

SATELLITE DISH

RESIDENTIAL USE: PERMANENTLY MOUNTED IN REAR YARD. NO ROOF TOP INSTALLATIONS. MEET REAR AND SIDE LOT SET BACKS. MAXIMUM DIAMETER 12 FEET. MAXIMUM HEIGHT 15 FEET SCREENED BY LANDSCAPE MINIMUM HEIGHT 5 FEET.

DRAINAGE ISSUES THAT DEVELOP AS A RESULT OF PRIVATE IMPROVEMENTS ARE MATTERS BETWEEN INDIVIDUAL PROPERTY OWNERS. RESPONSIBLE PROJECT PLANNING CONSIDERS SHORT AND LONG TERM DRAINAGE IMPACTS ON NEIGHBORING PROPERTIES. REASONABLE DISTANCES BETWEEN FENCES AND THE GROUND, KEEPING DRAINAGE SWALES FREE OF OBSTRUCTIONS, AND APPROPRIATE REMOVAL/PLACEMENT OF DIRT SPOILS ALL CONTRIBUTE TO AVOIDING DRAINAGE DISPUTES BETWEEN RESIDENTS.

COMMENTS:

ISSUED BY: _____ DATE _____

Guide To Fences, Sheds, Patis & Driveway Extensions

Fees

- There are no fees for a fence, shed, patio or driveway extension permit.

Application Requirements

- Completion of an application form furnished by the Zoning Department.
- Provide a plot plan showing the location of the fence, shed, patio or driveway extension and distances to the property lines.
- Provide total square footage of fence, shed, patio or driveway extension.

Action On The Application

- In all cases, contact Chelsea Nichols at 901-6662. This is to discuss your project, to make sure setbacks are maintained, and to verify all zoning regulations are followed.
- Applications are submitted to Chelsea Nichols.

Time Limitations

- The timeline for construction of the project is one year from the issue date of the application.

Prior to digging postholes or excavating soils contact Ohio Utility Protection Service 1.800.362.2764 to mark the property for any utilities (free service)

Fences:

- Rear yard six (6) foot maximum height, finished side out. Front yard (area between the street right of way and the building setback line) 30 inches maximum height, finished side out. Note: check your deed restrictions prior to submitting your application.
- The property owner shall be responsible for locating the property lines and assuring that the fence is located solely upon their property.

Sheds:

- One shed per lot. Shall be located in the rear yard only. Maximum height to peak of roof is 15 feet. Shall be mounted on skids not permanently affixed to the ground.
- Sheds 100 square feet or smaller no permit required.
- Sheds exceeding 100 square feet up to 200 square feet require zoning permits, must meet respective zoning district regulations, and will be included in the 35 percent maximum lot coverage.
- Sheds exceeding 200 square feet require building permits and plan submittal.
- Shall be located at least ten (10) feet from principal structure.
- Walls and roof shall provide the structure with a weather-resistant envelope.

Patio:

- Maximum lot coverage of all structures, driveway, and patio shall not exceed 35 percent lot coverage.
- Shall meet setback requirements from property lines.
- Shall be concrete, asphalt or pavers, and even wood, providing the wood is installed at grade level and is rated for exterior use.
- If the patio is being installed for the purpose of supporting a hot tub, the patio shall have an equipotential grounding ring. A separate permit is required for the hot tub installation.

Driveway Extension:

- Shall be concrete, asphalt or pavers.
- Maximum lot coverage of all structures, driveway, and patio shall not exceed 35 percent lot coverage.
- Extension shall not encroach upon neighboring property.
- The driveway extension shall be sloped so as not to allow the surface water to drain onto the neighboring property.