



## ZONING CERTIFICATE QUICK REFERENCE GUIDE

***For Common Single Family Residential Improvements including, but not limited to:  
New Homes, Additions, Decks, Detached Structures, Swimming Pools, Fences***

*(Please note; this list is not all-inclusive, but does include more frequent projects reviewed by the Township)*

### **New Single Family Residences**

Site plans must be stamped by an Ohio Registered surveyor, denoting setbacks from property lines to ensure compliance with the Zoning Resolution. Houses may not exceed 35 feet or 2 ½ stories in height.

### **Residential Additions and other Structures to be attached to the Primary Structure (i.e. Decks, Screened Porches, etc.)**

Site plans do not need to be survey stamped, but must identify the location of the addition, the dimensions, and setbacks to the closest property lines. In some situations, elevation drawings or the height of decks may be necessary to ensure compliance with the Zoning Resolution.

### **Accessory Structures (i.e. Sheds, Detached Garages, Swimming Pools, etc.)**

Site plans do not need to be survey stamped, but must identify the proposed structure (s), the dimensions, and setbacks to the closest property lines. Detached structures must be located in the rear yard area, and shall not occupy more than (30) percent of the required rear yard\*, and shall be located not less than sixty (60) feet from any front lot line.

Accessory buildings shall be no greater than fifteen (15) feet in height, or 1 ½ stories, except when the setbacks for a primary structure in the respective zoning district are met, at which point the maximum height shall not exceed that otherwise permitted in the zoning district in which they are located. Swimming pools, less than one hundred and fifty (150) square feet, containing less than twenty-four (24) inches of water, and not requiring any mechanical water circulation, shall not be subject to Article 5.2.

*\*Calculated by multiplying the required rear yard for the respective zoning district and the minimum lot width at the narrowest portion of the building line.*

### **Fences**

Site plans for fences do not need to be survey stamped, but we do recommend that a survey be done to ensure the exact location of the property line! There are no setback requirements for fences, nor does the township regulate which side of the fence faces away from or into the property. The maximum height for fences in the front and side yard is 4', and fences in these areas shall be 75% open (i.e. split rail, Kentucky board, chain link, etc.). Fences in the rear yard area may be solid (i.e. privacy) and no greater than 6' in height.

***(Please see the sheet entitled “Zoning Certificate Questions and Answers” for additional information about zoning certificates and an example of site plan.)***

For additional information, you may contact our office during normal business hours 8:00 a.m. to 4:30 p.m. Monday through Friday at 513-688-8400.