NEW CONSTRUCTION, ADDITIONS, ACCESSORY STRUCTURE ZONING CERTIFICATE APPLICATION

Xenia Township 8 Brush Row Rd., Xenia OH 45385

Phone: 937-372-0859 · Fax: 937-372-3343 · www.xeniatownship.org

PROPERTY AND CONTA	CTINFORM	IA FION			
Name of Property Owner:			Phone: _		
Address of Property:		Cit	ty:	Zip:	
Owner Email Address :			Parcel Number:		
Name of Contractor:			Phone:		
Contractor Email Address:					
PROPOSED CONSTRUC	TION				
Proposed Building Use:					
□ New Construction □ Add	ition Acc	cessory Structure			
NEW BUILDINGS AND A	DDITIONS				
Total Floor Space:	sq. ft. Total L	iving Area:	sq. ft. He	ight to Peak of Roof:	ft.
Property Line Setbacks: FRON	T ft	REAR	ft. SIDE	ft. SIDE	ft.
◆ Copy of construction dr ◆ The building must be st ◆ New construction must Total Amount of lot covered to FEES: RESIDENTIAL: ACCESSORY STRUCTURE: ADDITIONS: I hereby certify that all of the inform	aked for inspec have proof of B by a non-perme SINGLE FAMI 0-100 SQ FT S 0-200 SQ FT S pation supplied in	eable surface ma LY \$150 TWO F. 50.00 OVER 2 this application and	y not exceed 1 AMILY \$200 100 SQ FT \$75. 200 SQ FT \$100 attachments are	5% of the total area of 00 0.00 true and correct to the bes	t of my
knowledge, information and belief. to be constructed thereon by the To use described in the zoning certifics said zoning certificate shall become	ownship Zoning Ir ate has not begur	nspector. I hereby a	cknowledge that	I understand that if the cor	nstruction o
Applicant Signature		Date			
Email:	reene County B	Building Regulation		□ No THIN 20 DAYS OF DENIAL	
This application has been Township Zoning Inspector.	APPROVED _	REJECTED fo	or issuance of a	Zoning Certificate by th	e Xenia

Date

Time

Rev: 6/2019

Xenia Township Zoning Inspector

SECTION 404 - SCHEDULE OF YARD AND LOT REQUIREMENTS ZONING DISTRICTS AND DWELLINGS

			MIN.	MIN.		SUM OF		WATER,
	MIN. LOT	MIN.	FRONT	REAR	MIN. SIDE	SIDES	MIN. LIVING	SEPTIC &
	AREA PER	ROAD	YARD	YARD	YARD	SETBACK	AREA PER	SEWER
DISTRICT	FAMILY	FRONTAGE	SETBACK	SETBACK	SETBACK	MIN.	UNIT SQ. FT	FACILITIES
А	5 Acres (1) (3)	300 ft.	70	40	40	80	1800	ON-SITE
E	5 Acres (1) (3)	150 ft.	50	40	20	40	1800	ON-SITE
R-1	½ acre	150 ft.	40	40	10	25	1800	ON-SITE
		Unit to						
		green						
R-M	2/1 Ratio	space					900	ON-SITE

SECTION 504 ACCESSORY BUILDING:

- 1. No garage or accessory building shall be erected within a required side yard or front yard.
- 2. The accessory building may be erected not less than eight (8) feet from the side or rear lot lines nor less than eight (8) feet from the main building.
- 3. When not located completely to the rear of the dwelling, garages shall be constructed as a part of the main building or connected thereto by a covered breezeway.
- 4. No detached accessory building in Residential and B-1 Districts shall exceed eighteen (18) feet or the height of the residence, whichever is less. The height will be calculated as stated in the building height definition.
- 5. An accessory building may precede construction of a main building, but permit must be submitted with approved septic permit from Greene County Health Department, site plan showing location of septic system, well and main building. If the accessory building precedes the main building, it will be subject to inspection until the main building is completed. Under no circumstance will an accessory building be used for habitation.

SECTION 509 PROJECTIONS INTO REQUIRED YARDS:

- 1. Front Yard: Porches and steps may extend from the dwelling into the required front yard a maximum of ten (10) feet.
- 2. Rear Yard: Additions such as family rooms, sun rooms, covered porches may extend into the rear yard a maximum of fifteen feet.
- 3. Side yard: Open structures such as porches, balconies, decks, platforms, carports and covered patios, shall be considered a part of the building to which attached and shall not project into the required minimum side yard.
- 4. Chimneys, flues, sills, pilasters, cornices, eaves, gutters and other similar features may project into a required side yard a maximum of twenty-four (24") inches.

MAXIMUM PERCENTAGE OF LOT COVERAGE FOR RESIDENTIAL DISTRICTS

15% for Districts A, E, R-1, RM