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	CT INFORMATIO	N					
Name of Property Owner:		Phone:					
Address of Property:		City: Zip:					
Owner Email Address :							
Name of Contractor:			Phone:				
Contractor Email Address:			_				
PROPOSED CONSTRUC	TION						
Proposed Building Use:							
□ New Construction □ Add	lition Accessory	y Structure					
NEW BUILDINGS AND A	DDITIONS						
Total Floor Space:	sq. ft. Total Living A	rea:	_sq. ft. Height to	Peak of Roof:	ft.		
Property Line Setbacks: FRON	ITft. REA	.R f	t. SIDE	ft. SIDE	ft.		
 Plot plan of property inc Copy of construction drawn The building must be st New construction must Total Amount of lot covered by FEES: RESIDENTIAL:	awings. caked for inspection of have proof of Approve by a non-permeable s SINGLE FAMILY \$15	setbacks. ed Septic Desig surface may no	n and driveway p ot exceed 15% o	ermit	e lot		
ACCESSORY STRUCTURE: ADDITIONS:	0-100 SQ FT \$ 50.00 0-200 SQ FT \$50.00		SQ FT \$75.00 SQ FT \$100.00				
I hereby certify that all of the inform knowledge, information and belief. to be constructed thereon by the To use described in the zoning certificate said zoning certificate shall become	I hereby consent to the ownship Zoning Inspecto ate has not begun or bed	inspection of the or. I hereby acknown	subject property ar owledge that I unde	nd of any buildings or st erstand that if the constr	tructures ruction or		
Applicant Signature		Date					
Email:							
*This Zoning Certificate will b Engineers Office, if SM4 is ap instructions. *							
NOTE: REFUSAL OF THIS CERTIFICA	ATE MAY BE APPEALED E	BY FILING AN APP	LICATION WITHIN 20	DAYS OF DENIAL			
This application has been Township Zoning Inspector.	APPROVED RI	EJECTED for is	suance of a Zoni	ng Certificate by the 2	Xenia		
Xenia Township Zoning Inspect	or	Date	 Time	:			

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

DISTRIC T	MIN. LOT AREA PER FAMILY	MIN. ROAD FRONTAG E	MIN. ROADSIDE YARD SET- BACK	MIN. INTERIOR YARD SET-BACK	MIN. LIVING AREA PER UNIT SQ. FT.	WATER, SEPTIC & SEWER FACILITIES
A	5 Acres	300 ft.	70	40	1800	ON-SITE
Е	3 Acres	150 ft.	50	20	1800	ON-SITE
R-1	½ acre	150 ft.	40	10	1800	OFF-SITE
R-M	2/1 Ratio	Unit to green space			900	ON-SITE

SECTION 504 ACCESSORY BUILDING:

- 1. No part of any garage or accessory building footprint shall be within a required interior yard or roadside yard in any district.
- 2. No part of any garage or accessory building footprint shall be in the yard created by a projection of the edge of the roadway to the footprint of the principal residential building in any non-residential district. For a corner lot, the projection shall extend to the intersection of the roads that create the corner
- 3. No part of any garage or accessory building footprint shall be on the roadside of the footprint of the principal building in any residential district.
- 4. Construction of an accessory building may precede construction of a principal building, but the permit application must be submitted with a site plan showing location of main building(s), other accessory building(s), driveways, parking, and utilities. Under no circumstance will an accessory building be used for habitation.

SECTION 509 PROJECTIONS INTO REQUIRED YARDS:

The building footprint shall not be within the required roadside and interior yards. Open structures such as uncovered steps, porches, balconies, decks, and platforms as well as chimneys, flues, sills, pilasters, cornices, eaves, gutters and other similar features may project halfway into a required roadside or interior yard.

MAXIMUM PERCENTAGE OF LOT COVERAGE FOR RESIDENTIAL DISTRICTS 15% for Districts A, E, R-1, RM