

**NON-RESIDENTIAL STRUCTURES  
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 CONTACT INFORMATION**

Name of Property Owner: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address of Property: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Owner Email Address : \_\_\_\_\_ Parcel Number: \_\_\_\_\_  
Name of Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_  
Contractor Email Address: \_\_\_\_\_

**PROPOSED CONSTRUCTION**

Proposed Building Use: \_\_\_\_\_

**NON-RESIDENTIAL STRUCTURES**

Total Floor Space: \_\_\_\_\_ sq. ft. Height to Peak of Roof: \_\_\_\_\_ ft.

Property Line Setbacks: FRONT \_\_\_\_\_ ft. REAR \_\_\_\_\_ ft. SIDE \_\_\_\_\_ ft. SIDE \_\_\_\_\_ ft.

**Other Information Required:**

- ◆ Plot plan of property including existing buildings, **proposed buildings, well, septic.**
- ◆ Copy of construction drawings.
- ◆ The building must be staked for inspection of setbacks.
- ◆ New construction must have proof of Approved Septic Design and driveway permit

**Total Amount of lot covered by a non-permeable surface may not exceed 15% of the total area of the lot**

**FEES:**

1 <sup>st</sup> 5, 000 SQ FT	\$150.00
Each Additional 1,000 SQ FT	\$23.00
Accessory Structure under 200 SQ FT	\$50.00
Accessory Structure over 200 SQ FT	\$75.00

I hereby certify that all of the information supplied in this application and attachments are true and correct to the best of my knowledge, information and belief. I hereby consent to the inspection of the subject property and of any buildings or structures to be constructed thereon by the Township Zoning Inspector. I hereby acknowledge that I understand that if the construction or use described in the zoning certificate has not begun or been substantially pursued within one year from the date of issuance, said zoning certificate shall become null and void.

\_\_\_\_\_  
Applicant Signature Date

Email: \_\_\_\_\_  
Do you want copy emailed to Greene County Building Regulations?  Yes  No

*NOTE: REFUSAL OF THIS CERTIFICATE MAY BE APPEALED BY FILING AN APPLICATION WITHIN 20 DAYS OF DENIAL*

This application has been \_\_\_\_ **APPROVED** \_\_\_\_ **REJECTED** for issuance of a Zoning Certificate by the Xenia Township Zoning Inspector.

\_\_\_\_\_  
Xenia Township Zoning Inspector Date Time

**\*NO REFUND WILL BE ISSUED FOR ANY REASON\***

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

DISTRICT	MIN. LOT AREA PER FAMILY	MIN. ROAD FRONTAGE	MIN. FRONT YARD SETBACK	MIN. REAR YARD SETBACK	MIN. SIDE YARD SETBACK	SUM OF SIDES SETBACK MIN.	MIN. LIVING AREA PER UNIT SQ. FT	WATER, SEPTIC & SEWER FACILITIES
A	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
R-M	2/1 Ratio	Unit to green 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

