



Zoning Certificate Application
Application No. _____

5565 County Road D, Delta, Ohio 43515

Phone/Fax: 419-822-4371

Website: www.swancreektp.org

*****ITEMS THAT MUST BE SUBMITTED WITH ZONING CERTIFICATE APPLICATION: *****

- Legal ownership to property
- Fulton County Engineer's or Township's driveway permit for access to road - ALL NEW DWELLING CONSTRUCTION
- Septic permit or proof of application with location map (obtain at Fulton County Health Department)
- Water permit or proof of application with location map (obtain at the Fulton County Health Department)

The undersigned hereby applies for a zoning certificate for the following use, to be issued on the basis of the representations contained herein, all of which the applicant swears to be true.

Location: _____ N E S W
Road Address Between which roads circle side of road

Name of property owner(s): _____
Address _____ City _____
Phone _____ Email _____
Lot Width _____ Lot Depth _____ Lot Acreage _____

Proposed project and use:

- Construction Dwelling
- Addition Garage
- Demolition Porch
- Removal Commercial/Industrial
- Other _____

Sketch lot show existing buildings & proposed construction & indicate North on sketch

If Commercial Building-Vendor's (Contractor)
License # _____
Estimated Cost of Construction \$ _____
Main road frontage _____
Set back from road right of way _____
Side yard clearance _____
North, South, East, West-Side _____
North, South, East, West-Side _____
Rear yard clearance _____
Depth of lot from right of way _____
Dimensions of building _____
Highest Point of building above
established grade _____
Other _____
Number of Stories _____
Basement: Yes _____ No _____
Useable Floor Space _____ sq.ft.
Off Street Parking (commercial) _____ sq. ft.

Remarks _____

****YOU MUST CONTACT THE ZONING INSPECTOR UPON COMPLETION OF PROJECT TO OBTAIN A CERTIFICATE OF ZONING COMPLIANCE OR YOU MAY BE FOUND IN VIOLATION****

Applicant's Signature _____ Date _____

Printed Name _____

Additions/Accessory Buildings \$75.00	Scope Violations \$125.00	Certificate for Sign or Fence \$50.00
New Dwelling \$100.00	Scope Violation for fence or sign \$75.00	

Zoning Inspector:

Zoning Inspector Remarks:

Fee Paid _____
Application Approved _____ Denied _____
Date action taken _____

Zoning Inspector Signature _____



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Checklist for Zoning Certificate Application

*****ITEMS THAT MUST BE SUBMITTED WITH ZONING CERTIFICATE APPLICATION FOR NEW CONSTRUCTION*****

- Legal ownership to property
- Prior to issuing a zoning certificate for a residential structure, the following permits shall be obtained: septic permit, water permit, public water shall be utilized if available, if public water is not available; a water source approved by Fulton County Health Dept. and a drive permit.
- Fulton Co. Engineer's or Swan Creek Township's driveway permit for public road access.
- Copy of septic permit or proof of application, location map (obtain at Fulton County Health Department 419.337.0915)
- Copy of permit or proof of application for private water source with location map (obtain at the Fulton County Health Dept.419.337.0915) or application for city water tap (Swan Creek Water District 419.822.3656).

Swan Creek Township current setbacks and requirements for new construction:

- Minimum of 1-acre lot with minimum frontage of 150 feet.
- New dwelling must be a Minimum of 1200 sq. ft. of useable living space. Minimum width of dwelling is 24'.
- Setback from the front right-of-way must be at least a minimum of 80 feet.
- Setback - minimum of 12 feet off side yard property line.
- Setback - minimum of 40 feet yard off rear yard property line.
- Maximum building height must not exceed 2 1/2 stories but not over 30 feet measured from legal grade.
- Lot must not be developed more than 30% of lot area (all improvements considered developed area).
- Dwelling must not be located closer than 10 feet from any accessory building/pond.
- Only one dwelling allowed per legal lot of record.
- 25' setback is required from open ditch bank.

Accessory Building regulations: Reference Article 100-5.3 for complete resolution

- Setback from side property line must be at least a minimum of 5 feet.
- Setback from rear property line must be at least a minimum of 5 feet.
- Accessory Building must be at least a minimum of 10 feet from main structure.
- 25' setback is required from open ditch bank.

Fence Regulations: Reference Article 100-5.5 for complete resolution

- Fences may be constructed on the adjoining property lines.
 - Rear/Side yard fences should not be higher than 6 feet in height.
 - No front yard fences, plantings, or walls shall rise over 3 feet in height. A split rail shall not exceed 48 inches.
 - If a fence encroaches a neighboring property, it would then be a civil situation between property owners.
- It is highly advisable to obtain a property survey.
- The condition of the fence must be properly maintained.

Pool Regulations: Reference Article 100-5.2 #8 for complete resolution

- Located behind dwelling.
- Must be located 12 feet. from side property line, 15 feet. from rear property line.
- No closer than 10 feet from main building (dwelling).
- Pool must be walled or fenced with 4 feet fence with gate and lock. Above ground pool doesn't have to be walled or fenced if pool has a removable ladder.

Zoning Certificate Fees:

Zoning Certificate Application \$75.00	Scope Violations \$125.00	Request for Change of District \$750.00
Zoning Certificate for New Dwelling \$100.00	Scope Violation for fence & sign \$75.00	Conditional Use AG/RE District \$200.00
Zoning Certificate for Fence \$50.00	Variance Request \$200.00	Zoning Resolution Books \$15.00
Zoning Certificate for a Sign \$50.00	New Non-Conforming Use Permit \$50.00	

The Fee for a zoning certificate is increased when found in violation of not obtaining a zoning prior to construction of project (Scope Violation)

****YOU MUST CONTACT THE TOWNSHIP UPON COMPLETION OF PROJECT TO OBTAIN A CERTIFICATE OF COMPLIANCE OR YOU MAY BE FOUND IN VIOLATION****