



# Zoning Certificate Application

Application No. \_\_\_\_\_

5565 County Road D, Delta, Ohio 43515

Phone/Fax: 419-822-4371

Website: www.swancreektpw.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 with location map (obtain at Fulton County Health Department)
- Water permit 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 \_\_\_\_\_

If Commercial Building Vendor's (Contractor)



Estir \_\_\_\_\_ on \$ \_\_\_\_\_  
 Mair \_\_\_\_\_  
 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.

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

Zoning Inspector: Lisa Wylie  
 Cell Phone: 567-454-2047  
 Phone: 419-822-4371 ext. 225  
 zoninginspector@swancreektpw.org

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. THE PERMIT IS VALID FOR ONE (1) YEAR FROM DATE OF ISSUANCE.\*\***

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_

Additions/Accessory Buildings \$75.00	Fence &/ Sign \$50.00	Demolition \$50.00	Scope Violations \$ 125.00
New Dwelling \$100.00	Pond \$100.00		Scope Violations for fence &/ sign \$75.00

Zoning Inspector: \_\_\_\_\_

Zoning Inspector Remarks: \_\_\_\_\_

Fee Paid \_\_\_\_\_  
 Application Approved \_\_\_\_\_ Denied \_\_\_\_\_  
 Date action taken \_\_\_\_\_

Zoning Inspector Signature \_\_\_\_\_

## 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 Swancreek Township's driveway permit for public road access.
- Copy of septic permit & location map (obtain at Fulton County Health Department 419.337.0915)
- Copy of permit for private water source with location map (obtain at the Fulton County Health Dept.419.337.0915) or application for city water tap (Swancreek Water District 419.822.3656).

### **Swancreek 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 ½ 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	Zoning Certificate for Pond \$100.00	Scope Violations \$125.00
Zoning Certificate for New Dwelling \$100.00	Zoning Certificate for Fence &/ Sign \$50.00	Scope Violation for fence & sign \$75.00

**The Fee for a zoning certificate is increased when found in violation of not obtaining a zoning certificate 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\*\***



5565 Co. Rd. D, Delta, OH  
Phone: 419-822-4371  
Website: [www.swancreektp.org](http://www.swancreektp.org)

## SWAN CREEK TOWNSHIP ZONING RESOLUTION

# POOLS

Brief check list on Zoning Permit Application:

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

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

**100-5.2 #8 & #9: A, B, & C - Pages 4 & 5**

8. No private swimming pool, exclusive of portable swimming pools with a diameter less than twelve (12) feet or with an area of less than one hundred (100) square feet shall be allowed in the Agricultural-Rural Estate District or any Residential District, except as an accessory use and unless it complies with the following conditions and requirements:
- a. The pool is intended and is to be used solely for the enjoyment of the occupants of the principal use of the property on which it is located.
  - b. It may not be closer than twelve (12) feet to any side lot line, fifteen (15) feet to any rear lot line, or ten (10) feet to any main building. No such use shall be permitted to be constructed in any required front yard.
  - c. The swimming pool shall be walled or fenced to prevent uncontrolled access from the street or adjacent properties. Said wall or fence shall not be less than four (4) feet in height and maintained in good condition with a gate and lock. An above-ground pool does not have to be walled or fenced if said pool has a removable ladder and/or a gate and lock.
9. Nothing in this resolution shall prevent the strengthening or restoration to a safe condition of any part of any building or structure declared unsafe by the Zoning Inspector, or required to comply with his lawful order.



5565 County Road D, Delta, Ohio 43515

POND PERMIT APPLICATION

Phone: 419-822-4371 Website: www.swancreektp.org

Application No. \_\_\_\_\_

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

This permit application shall be submitted with a site plan stamped by a Professional Engineer registered in the State of Ohio

Landowner: \_\_\_\_\_ Contractor: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Phone: \_\_\_\_\_

Contact: \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

Pond Location: \_\_\_\_\_

Address \_\_\_\_\_ Town-Range-Section and Township \_\_\_\_\_

Parcel Information: \_\_\_\_\_

Parcel No. \_\_\_\_\_ Parcel Description \_\_\_\_\_ Acres \_\_\_\_\_

Pond Data: (Check or fill in all that apply)

Pond Use:

Water Supply \_\_\_\_\_ Recreational \_\_\_\_\_ Mining \_\_\_\_\_

Borrow Pit \_\_\_\_\_ Animal Waste \_\_\_\_\_ Wetland \_\_\_\_\_

Livestock Water \_\_\_\_\_ Fire Protection \_\_\_\_\_ Storm Water \_\_\_\_\_

Location:

House Lot \_\_\_\_\_ Farmstead \_\_\_\_\_ Farmland \_\_\_\_\_

Floodplain \_\_\_\_\_ Wetland \_\_\_\_\_ Woods \_\_\_\_\_

Soil Type(s):

Clay \_\_\_\_\_ Loam \_\_\_\_\_ Sand Over Clay \_\_\_\_\_ Deep Sand \_\_\_\_\_

Pond Type:

Excavated \_\_\_\_\_ Embankment \_\_\_\_\_ Water Table \_\_\_\_\_ Clay Lined \_\_\_\_\_

Pond Size:

Length \_\_\_\_\_ Ave. Width \_\_\_\_\_ Surface Area \_\_\_\_\_ Depth \_\_\_\_\_

Drainage Area to Pond \_\_\_\_\_ Pond capacity \_\_\_\_\_ Spillway Capacity \_\_\_\_\_

Pond overflow outlet directed to: \_\_\_\_\_

Excavation/Embankment:

Excavation Quantity \_\_\_\_\_ Embankment Quantity \_\_\_\_\_

Spoil Piled \_\_\_\_\_ Spoil Hauled \_\_\_\_\_ Spoil Quantity \_\_\_\_\_

Spoil Disposal Location \_\_\_\_\_

**100-8.2 #10 (e) Excess dirt may be redistributed on the parcel, but may not be removed from the site**

Setbacks/Offsets:

Right-of-way \_\_\_\_\_ Center of Hwy \_\_\_\_\_ Nearest Property Line \_\_\_\_\_

Nearest Building \_\_\_\_\_ Well \_\_\_\_\_ Septic System \_\_\_\_\_

Ditch \_\_\_\_\_ Tile \_\_\_\_\_ Wetland \_\_\_\_\_ Floodplain \_\_\_\_\_

Spoil to Right-of-way \_\_\_\_\_ Spoil to PL \_\_\_\_\_ Spoil to ditch \_\_\_\_\_

Other Permits:

Water Supply \_\_\_\_\_ Floodplain \_\_\_\_\_ Haul Route \_\_\_\_\_

Alter Ditch \_\_\_\_\_ OEPA 401 \_\_\_\_\_ COE 404 \_\_\_\_\_

Construction Activity: When is construction scheduled to begin? \_\_\_\_\_

When is construction scheduled to end? \_\_\_\_\_

Form No. \_\_\_\_\_

**AGRICULTURAL EXEMPTION FORM  
FOR THE USE OF LAND OR THE CONSTRUCTION OF BUILDINGS / STRUCTURES**

Please complete and remit to the Swancreek Township Office,  
5565 Co Rd D, Delta, Ohio 43515.

Owner/Applicant: \_\_\_\_\_

Legal Description or Parcel #: \_\_\_\_\_

Home Telephone #: \_\_\_\_\_ Cell Phone #: \_\_\_\_\_

Township where construction/use will occur: \_\_\_\_\_ SWANCREEK TOWNSHIP \_\_\_\_\_

Current Zoning District: (please circle) AG/RE R1 R2 R3 MH C1 C2 M1 M2 M3

The proposed accessory building, shall be located at: \_\_\_\_\_  
\_\_\_\_\_, and be only utilized for agricultural purposes.

Proposed Project and Use: (Construct) (Occupy) (Building) (Structure)

Site Plan Submitted: (Y / N)

Further Described As: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FEE PAID: \$ \_\_\_\_\_

Date: \_\_\_\_\_

Office Use:  
Filed: \_\_\_\_\_

\_\_\_\_\_  
Signature of Owner or Contractor

\_\_\_\_\_  
Printed name of Owner or Contractor

Approved \_\_\_\_\_ Denied \_\_\_\_\_

Date Action Taken \_\_\_\_\_

Zoning Inspector's Signature \_\_\_\_\_

APPROVED AS AN AGRICULTURAL USE: ARTICLE 100-5.2 (#15) O.R.C 519.21

No Fee Required - Shall be 5 acres or more and qualify as agricultural use only

**SWANCREEK TOWNSHIP DRIVEWAY & LAWN PERMIT**

I hereby request permission to fill in the Township Road ditch for the purpose of:  
\_\_\_\_\_ Constructing a driveway \_\_\_\_\_ Establishing a lawn area

I agree to construct this project to the requirements of the Township Trustees and to pay all installation costs, future maintenance costs and to pay for any and all damages to the Township highways and the users thereof that might be caused by this installation or by future maintenance.

This permit is not valid until the work proposed has been inspected and approved by the Township.

**LOCATION OF PROPOSED WORK:**

Road: \_\_\_\_\_ tenths mile N S E W of Road: \_\_\_\_\_  
(circle one)

on the N S E W Side of the Road. House Number: \_\_\_\_\_  
(circle one)

DESCRIPTION OF PROPOSED WORK: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

We hereby approve the permit subject to the following requirements: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_

TOWNSHIP REPRESENTATIVE

Work Inspected By: \_\_\_\_\_ Date: \_\_\_\_\_

COMMENTS: