

*****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) _____

Swan Creek Township
 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

zoninginspector@swancreektp.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 _____

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 and water permit (public water should be utilized if available, if public water is not available, a water source approved by the Fulton County Health Department)
- 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 Fulton County Health Department 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 a 2 acre lot with minimum frontage of 175 feet
- New dwelling must be minimum of 1200 sq ft of useable living space. Minimum width of dwelling is 24 feet.
- Setback from the front right-of-way must be at least a minimum of 80 ft.
- Setback minimum of 15 ft off side yard property line, minimum of 40 ft off rear yard property line, 25' setback is required from open ditch bank
- Maximum building height must not exceed 2 ½ stories but not over 45 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 15 ft from any accessory building
- Only one dwelling per legal lot of record

Fence Regulations

- Fences may be constructed on the adjoining property lines
- Rear/side yard fences should not be higher than 6 ft.
- No front yard fences, plantings or walls shall rise over 3 feet in height. 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

- Located behind dwelling, no closer than 10' from property lines and structures

- Pool area shall be fenced or walled not less than 4' in height. Pools 4' above grade on all sides, shall be secured with a lockable ladder and no fencing shall be required.

The fee for zoning certificate is tripled when found in violation of not obtaining a zoning certificate prior to construction of project.

Please contact the Zoning Inspector when your project is complete to close out the certificate on file.

Lisa Wylie

567-454-2047

2022

Zoning Fee Schedule

Amended 06/06/2022

Fence	\$55.00
Sign	\$55.00
Demolition	\$55.00
Pool Permit (can include deck)	\$85.00
Pond Permit Application	\$110.00
Zoning Permit Application	\$100.00
Zoning Permit Application (shed, garage, barn)	\$100.00
New Dwelling	\$200.00
AG/EX	Free
Administrative Appeal	\$300.00
Variance Request	\$400.00
Conditional Use All Districts	\$300.00
Request of Change in District	\$300.00
Zoning District Amendments	\$500.00
Zoning Resolution Books	\$20.00

SCOPE VIOLATIONS WILL BE 3X THE ORIGINAL PERMIT AMOUNT-