

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 available from Fulton County Health Department 419-337-0915
- Copy of permit for private water source with location map or application for city water tap

Swancreek Township current setbacks and requirements for new construction

- Minimum of 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 minimum of 15 ft off side yard property line, minimum of 40ft 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 15ft 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.