



5565 County Road D, Delta, Ohio 43515

Phone: 419-822-4371

Website: www.swancreektp.org

## Checklist for Zoning Application

### **\*\*\*ITEMS THAT MUST BE SUBMITTED WITH ZONING PERMIT APPLICATION FOR NEW CONSTRUCTION\*\*\***

- Legal ownership to property
- Prior to issuing a zoning permit 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; well water or a pond utilized for drinking water and a Drive Permit.
- Fulton Co. Engineer's or Township's Driveway permit for access to road
- Copy of Septic permit or proof of application location map (obtain at Fulton County Health Department)
- Copy of permit or proof of application for well with location map (obtain at the Fulton County Health Department)

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

#### **Swan Creek Township current setbacks and requirements for new construction:**

- Minimum of 1 acre lot with minimum frontage of 150ft.
- 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 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.

\*Any further questions call **Zoning Inspector Walt Hallett at 419-822-8455 or 419-344-8788**

#### **Permit Fees:**

Zoning Permit- \$75.00	NEW DWELLING-\$100.00	Scope Violation-\$125.00
Variance Permit - \$200.00	Administrative Appeal - \$200.00	
Fence Permit- \$50.00	Condition Use AG/RE - \$200.00	New Non-conforming Use permit - \$50.00
Request of change of District - \$750.00		
Zoning Resolution Code Book-\$15.00		

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