



5565 County Road D, Delta, Ohio 43515

419-822-4371

fax 419-822-9609

website: www.swancreektwp.org

Checklist for Zoning Application

- Legal ownership to property
 - Fulton County Engineer's permit for access to a County 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)
- *Copies of the above must be turned in with your zoning permit application for new lot construction.*

****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.

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 419-822-4371 or Zoning Inspector Walt Hallett at 419-822-8455 or 419-344-8788

Permit Fees:

Zoning Permit- \$75.00

Variance Permit- \$125.00

Administrative Appeal - \$150.00

Fence Permit-\$25.00

Non -conforming Use permit-\$30.00

** If construction has started before application of said permit, fees are doubled.*

Conditional Use:

AG/RE District-\$125.00

All other districts-\$750.00

Zoning Resolution Code Book-\$15.00

Amendments Fee- \$750.00

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Trustees

James H. Leu

Ron Holdeman

Phil Wiland

Fiscal Officer

Dawn Wheatley

Zoning Inspector

Walter Hallett, III

Maintenance Supervisor

Tim Lambert

Administrative Assistant

Chris Lauch