

# **ZONING REGULATIONS FOR A NEW HOME**

1. Full basement under living space of all two story and ranch style dwellings.
2. For any other style dwelling, lowest level is considered the basement. Interior floor must be at least 4 feet below front finish grade. Interior side walls must be a minimum of 8 feet in height. Area of lowest level (excluding garage) must be at least 40% of the area of interior floor plan at grade level.
3. Full size garage must be attached to dwelling with access to interior of dwelling.
4. 1500 square feet minimum living space (If more than one floor, at least 800 square feet on the first floor).
5. Height not to exceed 35 feet to the ridgeline (peak of roof).
6. Lot has to be at least 100 feet wide and 200 feet deep if lot has sanitary sewer (If no sanitary sewer, need approval from Trumbull County Board of Health).
7. House has to be at least 60 feet from road right-of-way line (Marked by survey pins).
8. House has to be at least 10 feet from side lot line.
9. House has to be at least 50 feet from rear lot line.
10. House has to be at least 100 feet from a gas well head, storage tank & separator unit.

## **DOCUMENTS TO SUBMIT WITH APPLICATION FOR ZONING PERMIT & PLOT PLAN:**

- \* Floor Plans \* Front Elevation Drawing \* Foundation Drawing \* Septic Permit (if no sanitary sewer)
- \* Approval from Trumbull County Soil & Water Conservation District, U.S. Army Corps of Engineers and/or Ohio EPA in wet areas, if necessary.
- \* Wetland determinations & water body delineations are the responsibility of the property owner. Check with the U.S. Army Corp of Engineers BEFORE planning to build any structures.

# **ZONING REGULATIONS FOR BUILDING AN ACCESSORY STRUCTURE**

1. No permit necessary if less than 100 square feet (i.e. 10 feet x 10 feet = 100 square feet). Still needs to comply with setback requirements and a plot plan must be completed and filed with the Planning & Zoning Office.
2. Total of accessory structure(s) may not occupy more than 10% of rear yard space.
3. Setbacks for accessory structure shall be a minimum of 10 feet for rear and side yard.
4. Height limits are:
  - a. For lots less than one acre = 16 feet 6 inches to ridgeline (peak of roof)
  - b. For lots over one acre but less than five acres = 20 feet to ridgeline (peak of roof) Must be at least a 25 foot rear and side yard setback if over 16 feet 6 inches
  - c. For lots over five acres = May not exceed 50 feet to ridgeline (peak of roof) Must be at least a 25 foot rear and side yard setback if over 16 feet 6 inches
5. Accessory structures may not be located closer to the road than the principle building or 60 feet from the right-of-way line, whichever is greater. NO accessory structures are permitted on a vacant parcel – a single-family dwelling must exist first.

## **PERMIT COSTS: FIVE CENTS PER SQUARE FOOT WITH A \$15.00 MINIMUM**

### **NOTE: DO NOT TAKE WATER FROM HYDRANTS**

**NOTE: IT IS THE DEVELOPER'S/CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT WATER RUN-OFF IS NOT INCREASED TO NEIGHBORING PROPERTIES.**