

**City of Germantown
Zoning Permit Application
One North Plum Street
Germantown, Ohio 45327
Phone (937) 855-7255 Fax (937) 855-3215**

Residential Commercial

Date: _____ Parcel ID Number: _____

Property Address: _____

Property Owner: _____ Phone Number: _____

Applicant: _____ Phone Number: _____

Applicant Address: _____

Fence (\$15.00) Pool (\$15.00) Shed/Barn (\$15.00)

Single Family Dwelling (\$25.00) Addition (residential \$15.00/Commercial \$50.00)

Sign (\$15.00) Other: _____

Existing Use: _____ Proposed Use: _____

Provide three (3) sets of a detailed diagram or plot plan and narrative of project showing/explaining all dimensions of the lot, location of existing buildings and location of proposed construction. Show distances from all lot lines to existing buildings and proposed buildings. A scaled diagram may be required along with additional information as the City Manager or designee deems necessary. The property owner understands that the application, diagram and other information presented for the above construction and/or use shall be located entirely upon the property location indicated above and further understands that the property owner shall be liable for substituting same. **The property owner and/or applicant further understands that a Certificate of Zoning Compliance is required BEFORE the commencement of any use or occupation of any building. This permit will expire within one (1) year of issuance if construction has not commenced.**

I have read the above information and have included the required drawings

Signature of Property Owner

Signature of Applicant

Office Use Only

Date Received: _____ Date Reviewed: _____ Zoning District: _____

Permit Number: _____ Zoning Fee: _____ Date Paid: _____

Approved Disapproved

Comments: _____

Signature of Zoning Officer

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(b) Except as otherwise provided in this Zoning Code, an accessory use of structure shall be permitted in association with a principal use or structure provided that:

- (1) It shall be 50% or less of the gross floor area of the principal structure except in A-Agricultural zones and lots of 5 acres or more.
- (2) It shall not contain or be used as a dwelling unit.
- (3) In no case shall any structure accessory to a residential use, regardless of zone; exceed.
 - A. Eighteen (18) feet in height, provided the height of the primary structure is greater than eighteen (18) feet, or
 - B. The height of the primary structure, provided the height of the primary structure is less than eighteen (18) feet.
- (4) The following are exceptions to 1129.02(b)(3):
 - A. Any structure accessory to any use within A-Agricultural zone shall not exceed thirty-five (35) feet in height, and,
 - B. Any structure accessory to any use on lots five (5) acres or more, regardless of zone, shall not exceed thirty-five (35) feet in height.
- (5) It shall meet all yard requirements of the principal use except the structure shall be no closer than 3 feet to the side and rear lot lines, no closer than 3 feet from a recorded easement and no closer than 10 feet to the principal structure.
- (6) All accessory structures shall be placed in the required rear yard.

(c) All accessory structures require a Zoning Permit.

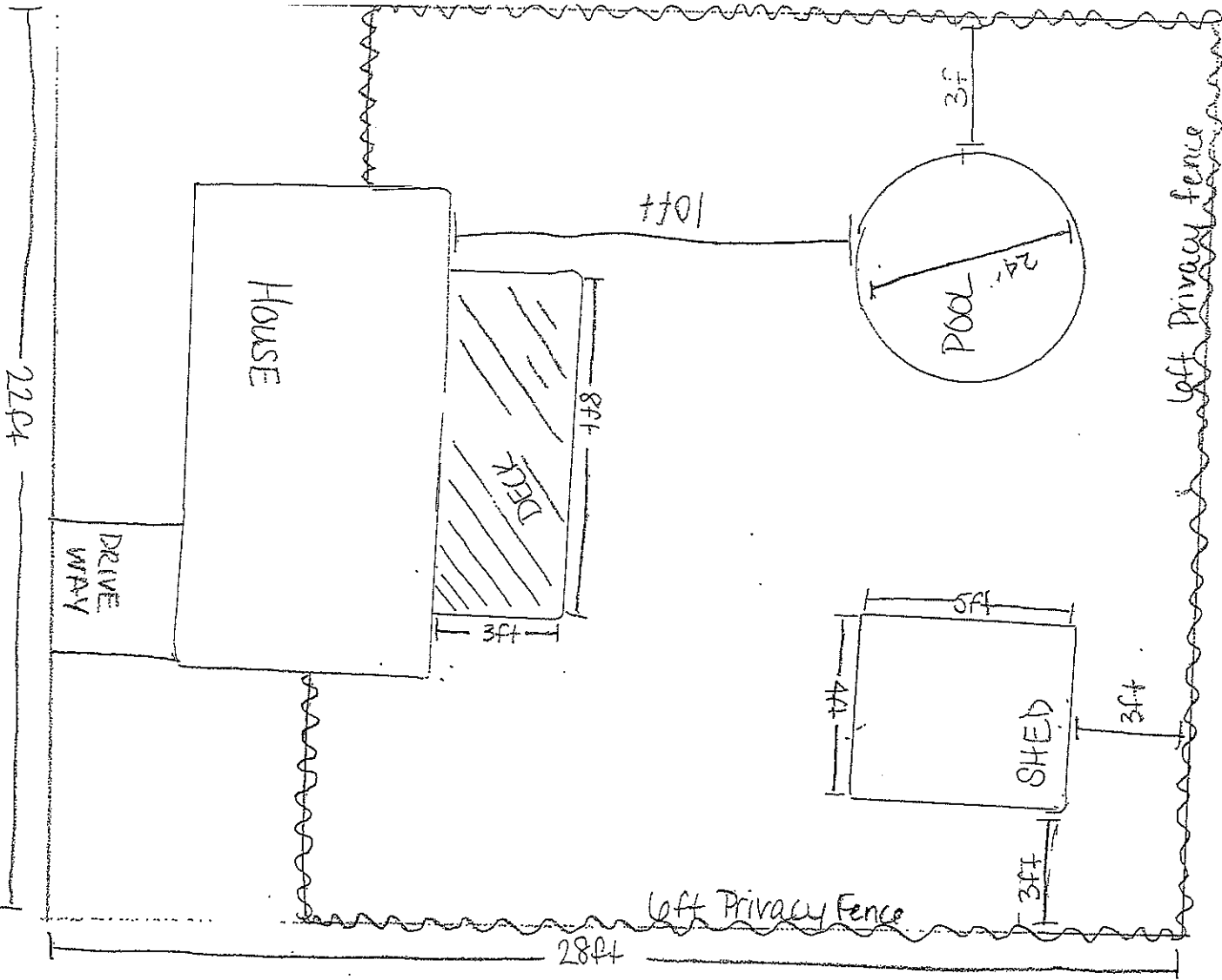
(Ord. 10-43. Passed 12-6-10.)

1129.03 SATELLITE DISH ANTENNA REGULATIONS.

Satellite dish antennas shall be permitted as an accessory structure in all zone districts, and are subject to requirements as follows:

- (a) Ground-mounted satellite dishes installed in residential districts shall be limited to rear yard areas of the rearward portion of the lot or parcel.
- (b) Setbacks for all satellite dish installations shall be a minimum of 10 feet from any property line, a minimum of 15 feet from public rights-of-way, and of a sufficient safe distance from all overhead and/or underground power lines as determined by the Municipal Manager.
- (c) Roof-mounted satellite dishes shall be limited to a maximum diameter of 6 feet or less and such installations shall be located on the rearward portion of the roof as viewed from the front yard. Roof installations shall be mounted in accordance with manufacturer's recommendations and be properly secured to prevent damage from wind and snow loads.
- (d) All satellite dish antennas shall be properly grounded, resistant to lightning strikes, and meet all Electrical Code requirements.
- (e) All satellite dish antenna systems shall be noncorrosive, designed, engineered, and permanently installed to withstand wind and snow loads specified by the Ohio Basic Building Code.
- (f) Maximum diameter of any satellite dish shall not exceed 12 feet.
- (g) Maximum overall height for ground-mounted satellite dish antenna systems shall not exceed 15 feet.
- (h) Placement of satellite dish antenna systems within any easement shall be prohibited.

FRONT YARD



REAR-YARD

- EXAMPLE OF LOT PLAN -

- POOL
- SHED
- DECK
- FENCE