

## **FENCES**

Fences can be placed up to the PL, except in Sw.Cr.

Amboy, Franklin, Fulton & York

Height: 6 ft. max – Side & Rear Yard Only

3 ft. max. in Front Yard

Clinton & German Twp.

Height: 6 ft. max – Side & Rear Yard Only

Chesterfield: No fence regulations

Unzoned Areas: Not regulated.

Swan creek Twp: Consult zoning code

## **ACCESSORY BUILDINGS**

Amboy, Franklin, Fulton & York and Chesterfield

3 ft. minimum setback

Permitted in Side & Rear Yard

10 ft. minimum from main bldg.

Clinton & Swan creek

5 ft. minimum setback

Permitted in Rear Yard

10 ft. minimum from main bldg.

German

5 ft. minimum setback

Permitted in Rear Yard Only

10 ft. minimum from main bldg.

Unzoned Areas: 75 ft. off road right-of-way

## **SETBACKS FOR DWELLINGS (AG/RE District)**

Amboy, Franklin, Fulton & York

20 ft. Side & 60 ft. Rear

Front: 75 ft. from R.O.W.

Clinton

12 ft. Side & 40 ft. Rear

Front: 120 ft. from CL of Co. & Twp. Rd

150 ft. from CL of State Rt.

German

12 ft. Side & 40 ft. Rear

Front: 70 ft. from R.O.W.

160 ft. from CL of State Rt.

Chesterfield

12 ft. Side & 40 ft. Rear

Front: 80 ft. from R.O.W. all roads

Swan creek

12 ft. Side & 40 ft. Rear

Front: 80 ft. from ROW

160 ft. CL of US 20 A

Unzoned Areas

Front: 75 ft. from R.O.W.

US 20A Hwy Overlay District (btwn Delta & Swanton)

160 ft. from CL of US 20A

Setback from Ditch: 25 ft. from top of bank

**Swan creek Twp.:** 419-822-4371, at 5565 Co Rd D

**German:** Steve Lange (Inspector), at 419-583-003

**County:** Steve Brown (Inspector), 419-822-1230

## **MINIMUM DWELLING SIZE**

Amboy, Franklin, Fulton, York, Clinton & German

1000 sq. ft. & 24 ft. wide

Chesterfield

1,000 sq. ft. (no width requirement)

Swan creek

1,200 sq. ft. & 24 ft. wide

**Only 1 dwelling per parcel in zoned areas.**

## **MANUFACTURED HOMES**

2 per property, 3 = manufactured home park (EPA)

## **PONDS**

A permit is required Countywide

& reviewed by County Engineer

1/3 ac. minimum for drinking water pond

30 ft. setback from property line

See County Pond Permit Application for Regulations

Amboy, Franklin, Fulton & York

2 acres minimum

Unzoned Areas

Development Permit has Pond Permit App

Minimum Setbacks regulated by Health Dept. for

drinking water ponds.

No minimum acreage requirement. Setbacks are

recommendations in unzoned areas.

Swan creek Twp.

5 acres required. See Zoning Code for additional

requirements.

German & Clinton

100 ft. Setback from Road Center

## **DEVELOPMENT PERMITS**

75 ft. setback from R.O.W. all structures

Check for floodplains, wetlands, drive permits

## **WELL & SEPTIC SETBACK (Health Dept.)**

Shallow Well: 100 ft. from Septic System

20 ft. from PL & 100 ft. from pond

Deep Well: 50 ft. from Septic System

10 ft. from PL & 25 ft. from pond

Septic System: 10 ft. from PL & 10 ft. from Bldgs

## **FLOOD HAZARD DEVELOPMENT PERMITS**

Application is filed & reviewed by Floodplain Admin.

For structures, filling, driveways

Consult aerial photography for floodplains & wetlands.