

Zoned Townships

The following townships are “County Zoned”, abiding by the requirements of the Fulton County Rural Zoning Code:

- Amboy, Franklin, Fulton, & York

The following townships are “Township Zoned”, each having their own zoning code:

- Chesterfield, Clinton, German & part of Swancreek

Unzoned Townships

- Dover, Gorham, Pike, Royalton & part of Swancreek

A development permit is required in unzoned areas. Contact the office of the Regional Planning Commission.

Pond Construction



A pond permit application is required countywide and is filed with either a zoning or development permit application.

Flood Plain Permit

If it has been determined that your property is within a 100-year flood plain, a “Special Flood Hazard Area Development Permit Application” must be obtained from the Fulton County Regional Planning Commission Office.

Minimum Dwelling Size

Townships of:

Amboy, Clinton, Franklin, Fulton, & York

- 24 ft. wide & 1,000 sq. ft.

Chesterfield Twp.

- 1,000 sq. ft.

German Twp.

- 24 ft. wide & 1,000 sq. ft.

Swancreek Twp. (zoned portion)

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

Dwelling size is not regulated in unzoned areas.

Duplex development is prohibited in areas without public water and public sewer.

Minimum Lot Size

- **1 acre**, exclusive of the road right-of-way. If public water and/or sewer are available the lot can be smaller.

ADDITIONAL CONTACTS

(Zoning Inspectors)

County-Zoned Townships

- Tom Hall, 419-335-6432

Chesterfield Township

- David R. Wright, 419-337-9214

Clinton Township

- Dick Unger, 419-335-8961

German Township

- Stephen Lange, 419-583-0031

Swancreek Township

- Walter Hallett, Jr., 419-822-8455

Zoning permit applications are available at the Regional Planning Commission Office.

A Guide For Rural Development



Fulton County, Ohio

Getting started.....

Before purchasing a lot, make sure you can build on the lot.

Please contact the agencies listed below to verify the following information. This information is for existing lots with recorded deeds. There are additional steps involved with subdividing (splitting) property.

Fulton County Regional Planning Commission

123 Courthouse Plaza, Suite 1
Wauseon, OH 43567
Telephone: 419-337-9214
Fax: 419-337-9297

- ✓ **Lot Size & Setback Requirements**
- ✓ **Flood Plain & Wetland Information**
- ✓ **Land Use Regulations**
- ✓ **Access Restrictions**
- ✓ **Drive Permit Information**
- ✓ **Pond Permit Information**

Fulton County Health Department

606 S. Shoop Ave.
Wauseon, OH 43567
Telephone: 419-337-0915
Fax: 419-337-0561

- ✓ **Well Information**
- ✓ **Septic System Information**
- ✓ **Pond Information, if used for drinking water**

It is recommended that a property be purchased contingent upon obtaining an approved water source and soil evaluation.

Fulton County Engineer

9120 - 14
Wauseon, OH 43567
Telephone: 419-335-3816
Fax: 419-335-1091

- ✓ **Drainage Information**
- ✓ **Drive Permit Information for County Roads**
- ✓ **Pond Construction Information**

Fulton County Recorder

152 S. Fulton St., Suite 175
Wauseon, OH 43567
Telephone: 419-337-9232
Fax: 419-337-9282

- ✓ **Deed Restrictions**

Fulton County Auditor

152 S. Fulton St., Suite 165
Wauseon, OH 43567
Telephone: 419-337-9200
Fax: 419-337-9298

- ✓ **Assessments on the Land**

Visit the Fulton County Website at:

www.fultoncountyoh.com

After purchasing the lot.....

STEP ONE:

Contact the Fulton County Auditor to obtain an address.

STEP TWO:

Contact the Fulton County Health Dept. for a soil evaluation and to obtain water and septic permits.

STEP THREE:

Contact the Fulton County Regional Planning Commission to obtain the following permit applications:

- Zoning or Development Permit
- Drive Permit
- Flood Plain Permit (if required)

STEP FOUR:

Once you have obtained a water permit, septic permit and drive permit, you're ready to submit either a Zoning Permit or a Development Permit.

Fulton County has no residential building codes, except within the City of Wauseon.

For industrial / commercial building permits contact Wood County Building Inspection at 419-354-9190 or the Ohio Dept. of Industrial Relations at 1-800-686-1597.

****As of late summer 2014, several jurisdictions are in negotiations to contract with Wood County Building Inspection****