

ZONING PERMIT APPLICATION

CITY OF CORTLAND Trumbull County, Ohio

400 North High Street Cortland Ohio 44410 Phone 330.637.3916 Fax 330.637.4778 www.cityofcortland.org

- Accessory Use -

➤ **Property Data**

- Owner(s): _____
- Owner Address: _____
- Zoning District: (circle one) Residential: R-15 R-12 R-10 R-M R-MHP
- Corner Lot: Yes No *NOTE: Corner lots have more restrictive side set backs adjacent to the street.
- Property Address (if different): _____ Telephone #: _____

➤ **Builder Information**

- Company Name: _____ Contact : _____
- Address: _____ Phone #: _____ Fax #: _____

➤ **Site/Structure Data**

- Project(s): Deck Shed Garage Porch Pavilion Gazebo Pool Fence
- Valuation: _____
- Dimensions of the project: _____
- Setbacks (ft): Front: _____ Sides: _____ & _____ Rear: _____ Height: _____

➤ **Required Site Plan Data**

Along with this application, submit a sketch showing the lot dimensions, existing structures and the location and dimensions of the proposed accessory use. The sketch should be drawn to a scale (1" = 20' or 1" = 30' preferred) and contain the owner name, address, phone number, easements, building set-backs, right-of way line, street name. If applicable, unique site conditions pertinent to the project such as streams, swales, ditches, neighboring fences, septic systems, water wells and steep slopes should be shown.

The application will be reviewed by City and the applicant will be contacted when the plans are approved. Please allow seven (7) to ten (10) days for review of all applications. No applications will be reviewed at the time of submittal. **Incomplete applications will delay the review process.** Site inspections will be conducted at the discretion of the City.

FOR OFFICE USE ONLY:		
Permit Number:	Permit Fee:	Valuation:
Location:		
Approval :	Date:	

SITE PLAN REQUIREMENTS

Information on Site Plan Should Include:

Homeowner Name

Proposed Project (Deck, Fence, Pool, etc)

Address & Phone Number

Detailed **Sketch to Scale** of proposed project showing the following:

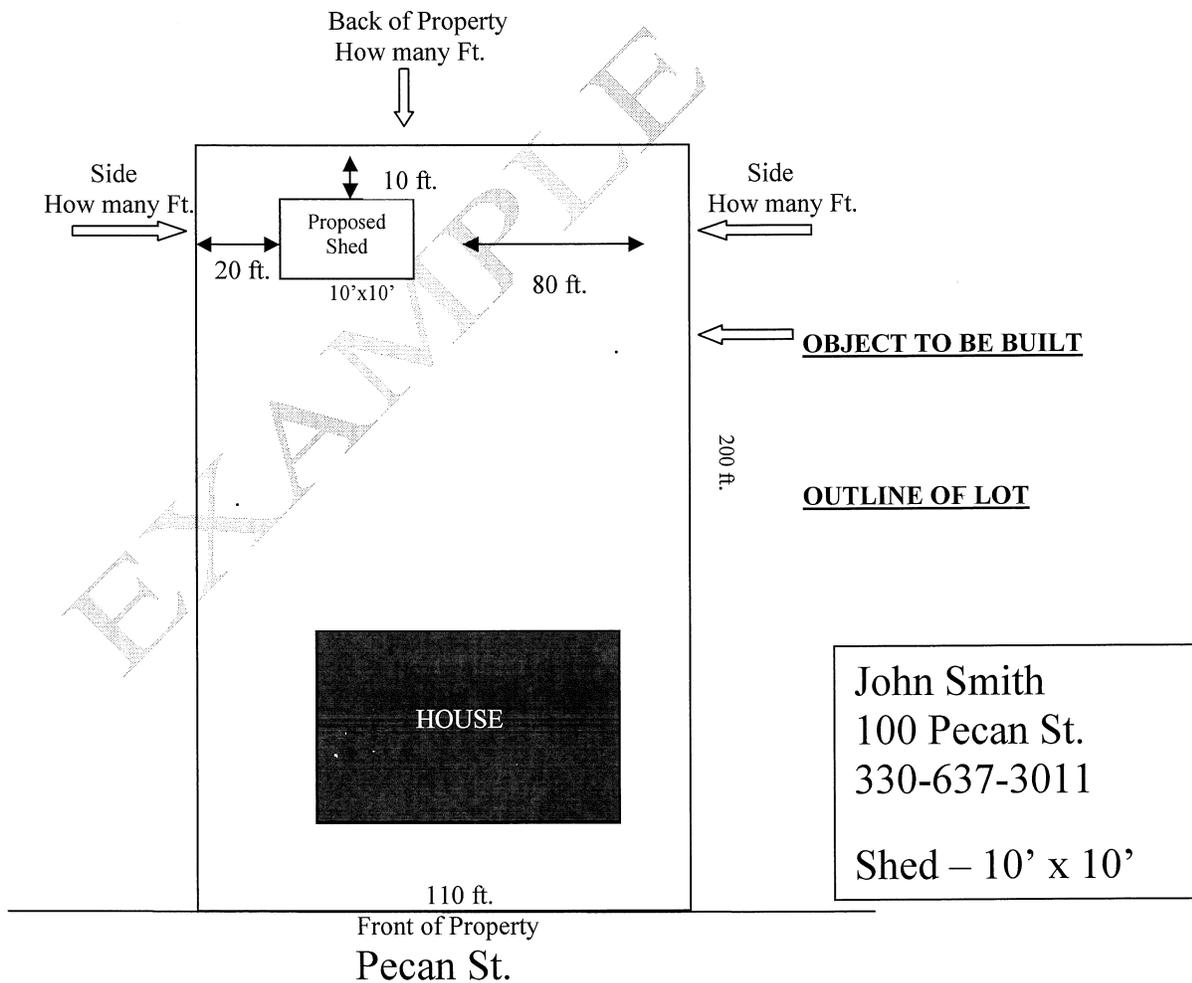
- Dimensions of lot
- Existing Structures
- Location of project
- Distance to rear lot line
- Distance to side lot line

Note: Dimensions of the lot can be obtained from

<http://property.co.trumbull.oh.us/> or from a Boundary Survey or Deed

EXAMPLE OF SITE PLAN TO BE INCLUDED WITH APPLICATION

PLEASE DRAW ON A SEPARATE PAGE TO SCALE



Residential Accessory Building Setback Requirements (Sheds, Pools, Garages etc.)

- May be in the rear yard provided they are not set back less than 10 feet from any lot line.
- **Additional setbacks for corner lots:** 25 ft. on sub and collector street and 40 feet on arterial street in areas zoned R10, R12, or R15. 20 ft. on residential service street, 30 ft. on collector street and 40 feet on arterial street in areas zoned RM.

Residential Fences

- Maximum 6 ft. high fence is allowed from front setback to rear and along back of lot.
- Shall not impede on neighbor's visibility of approaching traffic.
- All fences are to be made of standard fencing material of strong quality and no chicken wire, snow fence material (except when used for designed purpose and is removed during April 1 through November 1), or barbed wire will be accepted.
- If an existing condition exists where putting a fence on the property line is closer than 3 feet to a neighbor's house, a minimum of 3 feet of clearance must be maintained.
- Any fences totaling forty (40) or more linear feet will require a permit.

Game Courts

- Shall not be located in front yard.
- Shall be set back not less than five feet from any lot line.
- Setback requirements on corner lots shall be the same as those for accessory buildings.
- Lighting shall have proper shielding from glare.

Swimming Pools

- These rules apply to all swimming pools, including but not limited to family pools, commercial advertisement or display pools, and all pools which have a depth of water in excess of **18 inches**. They do not apply to indoor pools or small portable swimming pools provided they are emptied when not in use.
- A building permit shall be required for construction of any swimming pool within the city.
- Shall not be located in front yard.
- Setback requirements shall be the same as those for accessory buildings.
- Lighting shall have proper shielding from glare.
- **Every outdoor swimming pool shall be completely surrounded by a fence or wall not less than 4 ft. in height** and which shall be sufficiently substantial so as to exclude small children. A dwelling house or accessory building may be used as part of such enclosure.
- The structural wall of an above ground pool can satisfy the fence or wall requirements as long as an additional fence placed atop of the pool wall shall measure no less than five (5) feet at any point in the pool's circumference from the ground.

Satellite Dishes, Solar Panels and Similar Devices

- Nine sq. ft. or less devices and solar panels attached to roofs are excluded from this section.
- Shall be located in the rear yard of the residential or commercial type structure where the satellite dish is located.
- Shall be setback not less than 5 feet from side or rear property lines.

This is a summary of Section 1125.13 and 1125.14 and Setback Information from Attachment C of City of Cortland's Codified Ordinances.