

## **When do I need a zoning permit?**

Washington Township requires zoning permits for new home construction, additions to homes, fences, accessory buildings (barns, sheds, etc) swimming pools, commercial buildings, business permits and signs. Zoning permits are not required for remodeling projects if the work is considered interior remodeling. These permits are valid for 1 year from the date of issuance. Once you obtain a permit, our zoning inspector will visit your site to inspect the work for compliance.

## **How do I obtain a zoning permit?**

You must complete a zoning application form verifying that your plan meets the zoning regulations. You may receive a permit by contacting the zoning inspector at (937) 686-7165. There is an application fee required for each application. The fee schedule can be assessed by clicking FEES.

## **How long does it take to get a Zoning Certificate?**

The zoning department typically has a 24-hour turn around time. However, in some circumstances a complex project may require additional review time.

## **What is the Public Right of Way?**

The public “right of way” or an “easement” is the right of the use over land or real property of another. It is land reserved for a street, walkway, or other public use. The right is often described as the right to use the land of another for a special purpose. Unlike a lease, an easement does not give the holder a right of “possession” of the property, only a right of use. Several items may occupy space within the right-of-way such as sidewalks, street lights, traffic signals, fire hydrants, and storm sewers. Public utilities may also be within the right-of-way.

The Road Department maintains the right-of-way in areas of road mowing, tree trimming, storm sewers, and street signs. Washington Township requires that you must obtain a permit prior to the start of any excavation within the right-of-way. This includes curb gutter, storm drainage, sewer tie-ins, water main tie-ins, street constructions and/or repairs, and road cuts. The only exception would be in the case of an emergency requiring immediate action to protect the welfare of the community.