

BOARD OF TRUSTEES

Allen M. Freeman
Nicholas J. Kelly
Peter J. Kambelos, MD

Fiscal Officer

Debbie S. Schwey

Administrator

Loretta E. Rokey



950 Locust Corner Road
Cincinnati, Ohio 45245

(513) 752.6262

Fax # (513) 752.8981

www.piercetownship.org

July 7, 2021

Instructions for Submitting a Shed/Garage Zoning Permit Application

Step 1: Complete the Zoning Permit Application. Be sure to have the property owner sign the application.

Step 2: Submit a site sketch showing the structure location on the property. This may be hand drawn on a Clermont County GIS aerial.

Step 3: Submit a sketch or diagram of the proposed structure, including the height and dimensions.

Fees: Shed \$40.00; Garage \$50.00 – Fees are subject to change and are current as of April 2021.

Regards,

Eddie F. McCarthy, Planning & Zoning Administrator
Pierce Township Zoning Department
950 Locust Corner, Pierce Township, Ohio 45245

Attachment(s): Zoning Permit Application, Accessory Structure Regulations

BOARD OF TRUSTEES

Allen M. Freeman
 Nicholas J. Kelly
 Peter J. Kambelos, MD

Fiscal Officer

Debbie S. Schwey

Administrator

Loretta E. Rokey

**ZONING PERMIT**

950 Locust Corner Road
 Cincinnati, Ohio 45245

(513) 752.6262

Fax # (513) 752.8418

www.piercetownship.org

Application No. _____

Applicant Name: _____

Date: _____

Address: _____

Phone: _____

City, State & Zip Code: _____ Email: _____

Parcel Address: _____ Parcel No. _____

City, State & Zip Code: _____

Parcel Owner Name (if different than applicant): _____

Parcel Owner Address (if different than applicant): _____

Current Zoning District: _____ Current Use (if any): _____

Type of Work (check applicable box): New Construction: _____ Remodel/Expansion: _____ Fence: _____ Minor Lot Split _____

Signage: _____ Change of Use: _____ Accessory Structure (detached garage, shed, etc): _____ Other: _____

Architect/Engineer: _____

General Description of Work: _____

1. Size of Building/Sign/Etc.: Total Sq. Ft.: _____ Length: _____ ft. Width: _____ ft. Height: _____ ft.

2. Approx. Cost of Work: \$ _____ 3. Lot Size: _____ sq. ft./acres

4. Setbacks from Property Lines: Front: _____ ft. Rear: _____ ft. Side: _____ ft. Side: _____ ft.

5. For Sign Applicants: A. Sign Type: _____
 (e.g. ground mounted, pole mounted, wall mounted, etc.)

B. Size of Text/Graphics (within sign area): Total Sq. Ft.: _____ Length: _____ ft. Width: _____ ft.

C. Type of illumination (if any): _____

6. For Change of Use Applicants: A. Proposed new use: _____

B. No. of Employees: _____ C. No. of Office/Apartment Units: _____ **(Please complete back page)**

7. Acknowledgement: It is the responsibility of the applicant to review the property deed for covenants, easements, and/or other restrictions that may inhibit the issuance of a zoning certificate or violate a subdivision regulation. Pierce Township does not administer or enforce private agreements. Consequently, violators of deed covenants or other restrictions are liable for potential legal actions from private owners, home owners associations and/or other vested parties.
8. Applications for Zoning Permits must include applicable documentation which may include one or more of the following:
- A plat of the lot to be developed with dimensions, lot and parcel number, with evidence that the lot has been surveyed.
 - A site plan drawn to scale showing the location and dimensions of proposed and existing buildings, driveways, parking areas, landscaping, signage, topography and/or other public or private features necessary to demonstrate compliance with the Zoning Resolution.
 - Photographs, drawings, renderings, product specifications, material data sheets, informational brochures and/or similar information that helps to demonstrate compliance with the Zoning Resolution.
9. Please contact Zoning Department staff with any questions or concerns using the contact information listed on the front page of this application. The Pierce Township Zoning Resolution, Zoning Map and Permit Fee schedule can be found online at: www.piercetownship.org (Go the Zoning Department page for links to the Resolution, Map and Fee Schedule).
10. As owner(s) of the property located at _____, we hereby grant permission to Members of the Board of Zoning Appeals and Staff of Pierce Township to enter the property for visual inspection of the exterior premises. The purpose of said inspection is to review the existing conditions of the subject site as they are related to the application filed.

I affirm that all information provided therein is true and correct, and that I am authorized to make this application.

Applicant

Signature: _____

Date: _____

(FOR TOWNSHIP USE ONLY)

Fee Amount Paid: \$ _____ Date: _____

After application review, a Zoning Permit is hereby: APPROVED DENIED OTHER

Comments/Conditions of Approval:

Reviewed by: _____ Date: _____

7) Accessory uses and structures shall be set back a minimum of five feet from all lot lines unless otherwise stated in this section.

TABLE 4.05-I: ACCESSORY USES AND STRUCTURE PERMITTED IN RESIDENTIAL DISTRICTS

Uses P = Permitted PC = Permitted with Conditions	SFR, TFR, TR	P	MFR	Zoning Permit Required	Yards Permitted F= Front S = Side R = Rear	Additional Regulations
Amateur Radio Towers	PC	PC		Yes	S or R	4.05 (F)(1)
Basketball Hoops	PC	PC	PC	No	S, or R	4.05 (F)(2)
Detached Accessory Garages or Other Buildings	P	P	P	Yes	R	
Detached Carports	PC	PC		Yes	R	4.05 (F)(3)
Fences and Walls	PC	PC	PC	Yes	F, S, or R	4.05 (F)(4)
Home Occupations	PC	PC		No	See Section 4.05 (F)(5)	
Keeping of Chickens or Rabbits	PC			Yes	R	4.05 (F)(6)
Outdoor Wood Boilers	PC			Yes	S or R	4.05 (F)(7)
Porches or Decks	PC	PC	PC	Yes	F, S, or R	4.05 (F)(8)
Ramps (disabled access)	P	P	P	No	F, S, or R	
Roadside Stands	PC			Yes	F, S, or R	4.05 (F)(9)
Satellite Dishes	PC	PC	PC	No	S or R	4.05 (F)(10)
Small Wind Energy Systems	PC			Yes	R	4.05 (F)(11)
Solar Panels	PC	PC	PC	No	See Section 4.05 (F)(12)	
Swimming Pools	PC	PC		Yes	R	4.05 (F)(13)
Swing or Gym Sets, Tree Houses	P	P		No	R	
Tennis Courts or Other Ball Courts	PC	PC		Yes	R	4.05 (F)(14)
Unenclosed Patios	P	P	P	No	R	

TABLE 19.05-01: ACCESSORY USES AND STRUCTURE PERMITTED IN RESIDENTIAL DISTRICTS

Uses P = Permitted PC = Permitted with Conditions CUP = Conditional Use Permit (Including Conditions)	R-1	R-2	Zoning Permit Required	Yards Permitted F= Front S = Side R = Rear	Additional Regulations
Amateur Radio Towers	PC	PC	Yes	S or R	4.05 F)(1)
Basketball Hoops	PC	PC	No	S, or R	4.05 F)(2), 20.35
Detached Accessory Garages or Other Buildings	P	P	Yes	R	
Detached Carports	PC	PC	Yes	R	4.05 F)(3)
Fences and Walls	PC	PC	Yes	F, S, or R	4.05 F)(4)
Fowl and Farm Animals	PC		No	R	20.30
Gardening and Raising of Vegetables/Fruit	PC	PC	No	R	20.31
Home Occupations	PC	PC	No	See Section 4.05 (F)(5)	
Porches or Decks	PC	PC	Yes	F, S, or R	4.05 F)(8)
Ramps (disabled access)	P	P	No	F, S, or R	
Roadside Stands	PC		Yes	F, S, or R	4.05 F)(9)
Satellite Dishes	PC	PC	No	S or R	4.05 F)(10)
Secondary Living Quarters	PC	PC	Yes	S or R	20.32, 4.05-2
Small Wind Energy Systems	PC	PC	Yes	R	4.05 F)(11)
Solar Panels	PC	PC	No	See Section 4.05 F)(12)	
Swimming Pools	PC	PC	Yes	R	4.05 F)(13), 20.33
Swing or Gym Sets, Tree Houses	PC	PC	No	R	20.35
Tennis Courts or Other Ball Courts	PC	PC	Yes	R	4.05 F)(14)
Unenclosed Patios	P	P	No	R	

E) Maximum Lot Coverage, Number and Height

- 1) Unless otherwise stated in the use-specific standards. Table 4.05-2 establishes the maximum lot coverage (footprint) and height of accessory structures.
- 2) In no case shall any accessory structure exceed the height of the principal structure.

TABLE 4.05-2: MAXIMUM SIZE AND HEIGHT OF ACCESSORY STRUCTURES

Lot Area	Maximum Lot Coverage by Detached Accessory Garages	Maximum Lot Coverage by Other Detached Accessory Structures	Maximum Height of all Accessory Structures
20,000 sq ft or less	528 square feet	200 square feet	18 feet
20,001 to one acre	864 square feet	200 square feet	18 feet
Greater than one acre but less than two acres	1,000 square feet	300 square feet	35 feet
Greater than two acres but less than five acres	1,200 square feet	500 square feet	35 feet
Greater than five acres	1,500 square feet	500 square feet	35 feet

3) There shall be no more than two of the following accessory structures on any single lot.

- (a)** Detached accessory garages;
- (b)** Other detached accessory buildings other than garages;
- (c)** Carports;
- (d)** Outdoor wood boilers.