



Bath Township Zoning

Summit County, Ohio

3864 West Bath Road - P.O. Box 1188 - Bath, Ohio - 44210-1188

Phone: 330.666.4007 - Fax: 330.666.0305

www.bathtownship.org

New Residential Dwelling Checklist

Items Required:

- Current, complete New Residential Dwelling Application (obtain from office or internet).
- 2 copies of the site plan showing ALL required information (see application for details).
- The site plan must show the Storm Water Pollution Prevention Plan (SWPPP) erosion controls and have the original, stamped approval of the Summit County Soil & Water Conservation District (Summit SWCD - 330-929-2871). These erosion controls must be properly installed prior to commencing any construction and must be maintained throughout construction.
- 2 copies of building elevations and floor and foundation plans. A legible 11" x 17" copy for our files is preferred along with a full size copy to be stamped for the Summit County Building Department (330-630-7280) for use when obtaining a building permit.
- Copy of address slip from Department of Community & Economic Development County of Summit (330-643-2723).
- Copies of sewage disposal system plan and approval from the Summit County Health Department, Tom LaPlante (330-926-5693) or Permit to Connect Sanitary Sewer from the Summit County Department of Environmental Services (330-926-2400).
- Copy of culvert permit from Bath Service Department (330-665-5066) for all township roads.
- Site inspections will be performed prior to issuing the permit by the Zoning Inspector and the Summit SWCD. The Zoning Inspector requires the site to be staked out showing the location of the structure(s) AND property lines in order to verify the setbacks. Summit SWCD requires the correct installation of all approved erosion controls to verify their proper installation. You will not receive a zoning permit until these inspections are successfully completed.
- Digital copy of all required documents (i.e. .pdf file).

Notes:

1. Setbacks along roads are measured from the road right-of-way, NOT from pavement.
2. Report building heights as the vertical distance from the grade to the highest point of the coping of a flat roof or the deck line of a mansard roof, or to the mean height level between eaves and ridge of gable, hip and gambrel roof.
3. Driveway entry structures are separate structures requiring permits.
4. Contractor signs are allowed provided they do not exceed five square feet overall, are less than four feet high overall, are at least 10 feet from the road right of way and 20 feet from property lines, are not illuminated, and are well maintained.

Special Considerations:

1. Streams, wetlands, and floodplains – Bath Township has regulations pertaining to these natural features providing additional building setbacks. If one of these features is on or near the property, the required setback may affect the location of the home, driveway, and other improvements. Reference Article 6, Section 602 of the Zoning Resolution for details.
2. Steep slopes – If the home is being built on or near steep slopes, a Conditional Use from the Board of Zoning Appeals may be required. The site topography must be included on site plans when slopes approach 18% or greater. Reference Article 8, Section 802 for details.