



5967 Jacksonburg Road, Trenton, Ohio 45067 Phone 513-424-9661

ACCESSORY STRUCTURES

You will need a plot plan of the property showing all existing structures, driveways, and the septic system. You must observe all dimensions that pertain to your zoning area; such as, for an A1 district, the setback from the road right of way is to be 40'. The side yards must be 25' from the property lines and the rear yard shall be 50'. If you intend to keep farm animals in this building, horses, cows, lamas, etc., it must be 75 feet from any property line.

A copy of the plot plan and a complete set of drawings of the proposed structure are to be on file at the Wayne Township Zoning Office.

If you are building the accessory structure before the primary structure you should have the plot plan showing the location of the future primary structure and the septic system should be designed and the perk tests completed so there is no conflict between the septic system and the accessory structure. **YOU MAY NOT TAKE UP RESIDENCE IN THE ACCESSORY STRUCTURE.**

When the above conditions are met, a zoning certificate will be issued by the Wayne Township Zoning Dept. The fee is \$50.00.

You then need to go to the Butler County Building Dept. for your building permit. They are located at the administration building at 130 High St. in Hamilton, phone # 513-887-3205.

For a driveway permit, you must go to the Butler County Engineers office Located at 1921 Fairgrove Ave. (route 4) Hamilton, Phone # 513-867-5744. If you are building on a state highway you will need to get a permit for the driveway through ODOT, phone # 513-932-3030, ext. 299. Applications for this permit can be obtained at the Butler County Building Dept. or the Engineering Dept.

If there is any way that I can assist you, please phone me at 513-424-9661.