



ACCESSORY USE APPLICATION

Butler Township

3510 Sudachi Drive, Dayton, Ohio 45414

(937) 898-6735; FAX (937) 898-5308

1. Property Location: _____

2. Property Owner: _____ Phone: _____

Address: _____

3. Contractor: _____ Phone: _____

Address: _____

4. Proposed Use: _____

Residential _____ Office _____ Commercial _____ Industrial _____

Other (specify) _____

5. A plot plan (drawn to scale) must be submitted in triplicate showing the actual lot dimensions, the exact size and location of all buildings on the lot, proposed new construction, and indicate the existing and intended use of all land and buildings.

a. Location behind principal structure? Yes _____ No _____

b. Side Yard Setbacks: _____ Side _____ Side _____

c. Rear Yard Setback: _____

d. Building or Structure Dimensions: _____ x _____ = _____ sq. ft.

e. Highest point of structure above established grade: _____ ft.

f. Valuation: \$_____

I hereby swear that the information and statements given on this application are true and correct to the best of my knowledge. I understand that if the information in this application is not correct or complete, the result may be the invalidation of this and all subsequent permit(s) issued in conjunction with this Zoning Permit.

Date Filed

Signature of Applicant

=====FOR TOWNSHIP USE ONLY=====

Permit Number: _____ Date Issued: _____

Zoning District: _____ Permit Fee: _____

Article: _____ Section: _____ Use: () Conforming () Nonconforming

() Special, BZA Case No.: _____ Approved: () Disapproved: ()

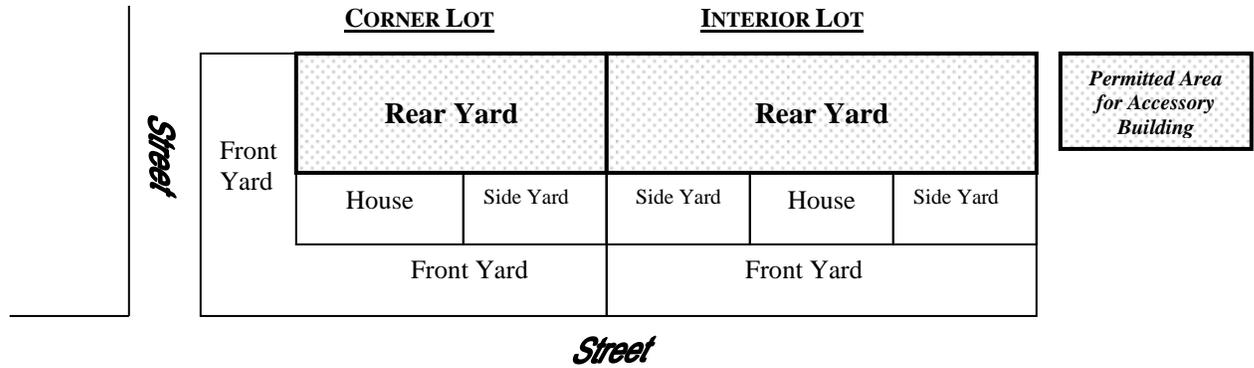
Conditionally Approved: ()

Remarks/Restrictions: _____

Zoning Administrator

Date

NOTE: Swimming pools over 24 inches in depth, and any accessory structure two hundred (200) square feet or greater, requires a Montgomery County Building Permit.



REQUIREMENTS FOR A DETACHED ACCESSORY STRUCTURE

- a). Accessory buildings or structures shall not be closer than five (5) feet to any side or rear lot line and shall not be located in any recorded utility easement;
- b). Accessory buildings shall not be closer than six (6) feet from any principal dwelling structure on the same lot and no less than ten (10) feet from any off-site building;
- c). No more than two (2) accessory buildings or structures shall be permitted on the same lot;
- d). On a corner lot, an accessory building or structure shall not be closer to the side street lot line than the required minimum front yard setback and no closer than the front building foundation line furthest from the street right-of-way of the adjacent property;
- e). The total area of all accessory buildings and structures, in a Residential district shall not exceed **3.5% of the total lot area**. Such total will not be restricted, however, to less than 600 square feet or 40% of the gross floor area of the principal building or structure, whichever is most restrictive. The sum of all accessory building shall not, however exceed 3,000 square feet. In no case shall the combined area of all accessory uses and permitted uses on a lot exceed the maximum impervious surface coverage of 40%.