

# BUILDING INFORMATION - FAQs

Jackson Township Zoning Department

Answers to Frequently Asked Questions

**1. How do I know if I need a Building or Zoning Permit?**

You must obtain permits prior to the start of construction. The table below indicates what permits are needed:

<b>Project</b>	<b>Zoning</b>	<b>Building</b>
New Home	YES	YES
Detached Garage	YES	YES
Pole Barn (and sheds larger than 200 sq.ft.)	YES	YES
Yard Sheds (less than 200 sq.ft.)	YES	NO
Deck	YES	YES
Swimming pool – above ground	YES	YES
Swimming pool – in-ground	YES	YES
Sun Room / Porch	YES	YES
Spas / Hot Tubs	YES	YES
<b>The following projects ONLY require a BUILDING PERMIT</b>		
Electric upgrades	N/a	YES
HVAC upgrades	N/a	YES
Interior renovations	N/a	YES

Contact the Zoning Office at 875-0100 and/or the Franklin County Building Department at 462-3166 with any questions about your project or the permit requirements.

**2. Who can apply for a Building or Zoning Permit?**

A homeowner, contractor or individual acting as the owner’s agent may apply for the permits. Heating and Electrical permits are required to be obtained by a contractor licensed and approved by the Grove City Building Department.

**3. Do I need a architect or engineer to draw my plans?**

For most residential projects, it is not necessary to have an architect or an engineer prepare the drawings. However, new homes require a final grade and site plan that must be reviewed and stamped by an engineer or surveyor. Non-standard construction methods or excessive or unusual design considerations for a project may require stamped drawings.

**4. Do I need separate Heating, Electrical of Plumbing permits?**

Yes, electrical, heating, plumbing, well and septic systems all required separate permits.

**5. How deep do my footings need to be?**

Footings must be at least 32” below finish grade.

**6. How long is a permit valid?**

Zoning permits are issued for six(6)-months with the project to be substantially complete within one(1)-year.

**7. I own a horse. Can I keep my horse on my property?**

The keeping of horses is a valid “agricultural use” and is legal in all areas only on lots larger than five (5) acres. Agricultural uses are prohibited on lots less than five (5) acres.

**8. Can I operate my commercial business from my home? Are there restrictions on working from my home?**

Where appropriate, limited, non-residential activities may be permitted from one’s residence provided the activity is compatible with the neighborhood and would not create a nuisance situation. A “Home Occupation Permit” may be issued by the Board of Zoning Appeals following a public hearing on the proposed business use of the property. All adjoining property owners are notified in advance of any public hearing.

**9. What are the restrictions on fences?**

Fences shall not exceed six (6’) feet in height and must be properly constructed and maintained. A fence in the front yard may be permitted provided such fence is decorative, does not exceed 36” inches in height and is not constructed of chain link. All fencing supports must face “inward” towards one’s property.

**10. Water from my neighbor’s yard is draining into my yard. What can I do?**

There is much legal history established in Ohio concerning drainage issues and Ohio state law prohibits the water from one property to negatively impact adjacent properties. The township Zoning Code also prohibits landowners from deliberately changing the grade or elevation of their property to the detriment of the neighbor’s property. Natural drainage ways (creeks, streams, ditches, swales) must be maintained by the property owners. Unfortunately, disputes between neighbors over drainage issues often end in civil lawsuits filed between the property owners. Drainage issues in our area are aggravated by relatively flat land, poor soils, upland developments, extraordinary rainfalls and the blockages (natural or manmade) in the natural drainage ways. You should call the township at 875-2742 to arrange an on-site inspection if you feel your property is being harmed by the water from adjacent properties.

**11. What are the restrictions on parking a Motorhome, RV or boat at my property?**

A property owner is allowed to have two (2) pieces of RV equipment, and all RVs must be legally licensed and operable. Where possible, RVs must be stored behind the residence on a durable surface. However, parking in the driveways may be allowed in certain circumstances. All RVs must be parked upon a hard, durable surface and shall not be parked so as to obscure vision to or from the roadway or create a safety hazard. RV trailers shall not be occupied or used for living, sleeping or storage or business purposes. RVs shall not be parked in the public ROW or in the street.