

DO I NEED A PERMIT ?

For a pool?

Yes. You need a permit if the pool is in-ground, above ground and more than 2 feet deep, and/or erected more than 120 days per year. In addition, there are fencing requirements for pools.

For a fence, deck, shed, porch, gazebo, patio, or driveway?

Yes. All of these are regulated under the Bath Township Zoning Resolution, and you will need a zoning permit. Even smaller structures that do not require a building permit from the county, may still require a zoning permit from the township.

For a swing set in my back yard? A mailbox? A small dog house?

No. Most typical swing sets, dog houses, and mailboxes do not need a zoning permit. When in doubt, please contact the Zoning Administrator.

To replace an existing structure, sign, fence, etc.?

Yes. The replacement structure may not be allowed to be the same as what was there before. For example, the zoning resolution may have changed, or if the previous structure was unpermitted, a non-conformity, or in violation, the new structure may need to follow different guidelines.

For structures used primarily for Agricultural purposes?

Yes. You will need to fill out the Ag Exemption form, have it notarized, and a no-cost permit will be issued.

Township Office Hours:
Monday-Friday
12:00-4:00pm

Citizen's Guide To

Zoning Permits

Bath Township Zoning Department

1006 Yellow Springs-Fairfield Road
Fairborn, OH 45324

p: 937.878.0611

f: 937.878.9081

zoning@bathtwp.us

www.bathtownshipgreene
countyohio.us



APPLYING FOR A ZONING PERMIT:

To apply for a permit, fill out the appropriate Permit Application Form. All forms are available on the Bath Township Zoning Website, and can also be picked up at the Township Office.

These forms can be filled out by the Property owner, tenant, business manager, or contractor.

Mail or drop off the completed form to the Township Offices. Include all required drawings, measurements, and additional information required, as noted on the form.

Include a CHECK, made payable to BATH TOWNSHIP, for the appropriate amount. You will be issued a paper receipt, which is NOT a permit.



NEXT STEPS:

Pre-Building Inspection:

The Zoning Inspector will review your application, and inspect the property in-person if necessary. It may be helpful to have the proposed construction staked or marked. The Zoning Administrator will then either deny or issue the permit.

Issuance of Permit:

If a permit is issued, it will be available for pick-up at the township offices or can be mailed/dropped off in person upon request. The issued permit will have an expiration date. If work is not completed by that date, the applicant will need to re-apply for a new permit.

Completion Inspection:

Upon completion of the work, the Zoning Inspector may choose to come inspect it, in person.



WHAT IF MY PERMIT IS DENIED?

If a permit is *denied*, the applicant may choose to appeal the decision within 20 days. You may also file for a Variance or Conditional Use Permit, seek Rezoning, or you may need to simply revise and re-submit plans. Additional fees may apply.



WHAT HAPPENS IF I CHOOSE NOT TO GET A PERMIT?

Failing to obtain a zoning permit before work begins could result in a Stop Work Order.

Continued non-compliance may result in criminal charges being filed in court. The Bath Township Zoning Resolution and Sections 519.23 and 519.99 of the Ohio Revised Code provide for a penalty of up to five hundred dollars (\$500.00) per violation, with each and every day during which the violation continues being deemed a separate offense.

In addition, retroactive permit fees are **doubled**.