



Zoning Tidbit #2

Do I need to obtain zoning approval before beginning a project on my property?

Yes, you must apply for a zoning permit before opening any business or building any structure.

Zoning permits include:

- ✓ Building Permits
- ✓ Business License Permits
- ✓ Conditional Use Permits
- ✓ New Commercial Developments
- ✓ Communication Tower Permits
- ✓ Fence Permits
- ✓ Fill Permit
- ✓ Pool Permits
- ✓ Sign Permits

Contact the Zoning Department at 419.836.4510 for more information

What is non-conformity?

Many parcels in Jerusalem Township were platted in the 1920's by the Reno Amusement Company. Under current building standards many of those parcels are now non-conforming.

A **nonconforming use** is a property use that existed prior to current zoning regulations and is allowed to continue under a grandfather clause; for example, a restaurant in a single-family residential neighborhood that existed prior to that neighborhood's zoning designation.

Nonconforming uses are sometimes allowed indefinitely, sometimes for a set period of time. Subsequent uses on the same lot are required to conform to zoning codes.

A **variance** is a change in the terms of a zoning regulation due to economic or physical hardship. A property owner must meet certain requirements to obtain a variance, including: physical or economic hardship; the variance will not result in a reduction in property values; the property owner did not cause the need for the variance; and the variance is not contrary to the spirit of the zoning ordinance.