ZONING

(The information listed is subject to change by townships and municipalities. Verify the information with zoning inspectors.)

<table>
<thead>
<tr>
<th>Township</th>
<th>Lot Ratio Applicable</th>
<th>Minimum Lot Size with-site sewage * (sf)</th>
<th>Minimum Lot Width (ft.)</th>
<th>Inspector</th>
<th>Address</th>
<th>Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allen</td>
<td>No</td>
<td>87,120</td>
<td>150</td>
<td>Bill Streng</td>
<td>16945 Allen Center Rd Marysville, OH 43040</td>
<td>(937) 642-9551 Office (937) 707-5365 Cell</td>
</tr>
<tr>
<td>Claibourne</td>
<td>Yes</td>
<td>40,000</td>
<td>150</td>
<td>Ed Erdy</td>
<td>8498 Hoskins Road Richwood, OH 43344</td>
<td>(419) 564-2352</td>
</tr>
<tr>
<td>Darby</td>
<td>Yes</td>
<td>87,120</td>
<td>Check with the zoning inspector</td>
<td>James Butler</td>
<td>15190 Middleburg-Plain City Rd. Plain City, OH 43040</td>
<td>(614) 570-5505</td>
</tr>
<tr>
<td>Dover</td>
<td>Yes</td>
<td>44,000</td>
<td>150</td>
<td>Keith Watson</td>
<td>12864 Leeper Perkins Rd. Marysville, OH 43040</td>
<td>(937-303-2138</td>
</tr>
<tr>
<td>Jackson</td>
<td>No Zoning</td>
<td>65,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jerome</td>
<td>No</td>
<td>Check with zoning inspector</td>
<td>Check with zoning inspector</td>
<td>Eric Snowden</td>
<td>9777 Industrial Pkwy Plain City, OH 43064</td>
<td>(614) 873-4480 <a href="mailto:esnowden@jerometownship.us">esnowden@jerometownship.us</a></td>
</tr>
<tr>
<td>Leesburg</td>
<td>Yes</td>
<td>65,400</td>
<td>150</td>
<td>Ben Laird</td>
<td>10955 Maple Dell Rd. Magnetic Springs, OH 43036</td>
<td>(937) 537-0618</td>
</tr>
<tr>
<td>Liberty</td>
<td>Yes</td>
<td>130,680</td>
<td>250</td>
<td>Chad Herriott</td>
<td>PO Box 122 Raymond, OH 43067</td>
<td>(937) 246-0264</td>
</tr>
<tr>
<td>Millcreek</td>
<td>Yes</td>
<td>Check with zoning inspector</td>
<td>Check with zoning inspector</td>
<td>Ron Todd</td>
<td>PO Box 157 Ostrander, OH 43061</td>
<td>(937) 644-3449 <a href="mailto:zoning@millcreektwpohio.us">zoning@millcreektwpohio.us</a></td>
</tr>
<tr>
<td>Paris</td>
<td>Yes</td>
<td>87,120</td>
<td>150</td>
<td>George Pyers</td>
<td>Paris Twp. Hall 716. N. Main St. Marysville, OH 43040</td>
<td>(937) 644-0375</td>
</tr>
<tr>
<td>Taylor</td>
<td>Yes</td>
<td>65,340</td>
<td>150</td>
<td>Joe Rausch</td>
<td>19100 SR 347, PO Box 257 Broadway, OH 43007</td>
<td>(937) 246-4895</td>
</tr>
<tr>
<td>Union</td>
<td>Yes</td>
<td>65,400</td>
<td>200</td>
<td>Mike Frady</td>
<td>18540 Sam Reed Rd. Marysville, OH 43040</td>
<td>(937) 243-2436</td>
</tr>
<tr>
<td>Washington</td>
<td>Yes</td>
<td>65,400</td>
<td>150</td>
<td>Amanda Sonoda</td>
<td>24947 Patrick Brush Run Rd. Marysville, OH 43040</td>
<td>(740) 972-9314</td>
</tr>
<tr>
<td>York</td>
<td>Yes</td>
<td>67,500</td>
<td>(Except M-1)</td>
<td>Amanda Sonoda</td>
<td>24947 Patrick Brush Run Rd. Marysville, OH 43040</td>
<td>(740) 972-9314</td>
</tr>
</tbody>
</table>

*inside Union County only.

If buying or building in a municipality, contact:

- Village of Plain City: Nathan Cahall 614-873-3527 x4
  Monday thru Friday 8 to 4
- City of Marysville: Ron Todd 937-645-7359
- Village of Richwood: Sonya Brake 937-209-8777
- Village of Milford Center: Bill McClary 937-348-2284
- Village of Magnetic Springs: Bill McClary 937-348-2284
- Prepared by: Jeff Stauch
  UNION COUNTY ENGINEER
  233 W. Sixth St.
  Marysville, Ohio 43040
  Office Hours
  7:30am - 5:00pm
  Monday thru Friday
  937-645-3018
  *inside Union County only.
  engineer@co.union.oh.us

READY, SET, BUILD!

A guide for buying land and building your home in Union County.
Information about Buying Lots  

(Not in platted subdivisions)

- **Determine lot split requirements** by calling this office for lots in the unincorporated areas of Union County. Call the village or city to determine lot split requirements for lots within municipalities.

- To determine if the land is **properly zoned** for your intended use, contact the appropriate township zoning official for lots in unincorporated areas. Each township has its own requirements regarding minimum road frontages, set backs, square feet per household, etc. Inside municipalities contact the village or city officials.

- Certain soil types in Union County are not suitable for building sites and/or on-site sewage disposal. Contact the Soil and Water Conservation District Office 937-642-5871, to determine soil types and capabilities.

- To determine **underground water availability** and requirements for on-site sewage disposal systems contact the Board of Health 937-642-2053 for a Site Inspection. Information typically obtained during a site inspection includes; lot size, lot dimensions, soils data, topography analysis, homesite location and any other desired uses for the property—i.e., pond, barn, pasture, etc.

- To determine if your land is within a **Flood Hazard Area**, check with this office if the lot is in the unincorporated area of the county. Inside incorporated municipalities, check with city or village officials.

- For additional information on land development and planning contact **LUC Regional Planning** 937-666-3431.

### Other Important Information You Need To Know

**Oversized mailboxes and those constructed with brick and masonry materials represent a severe hazard to the traveling public.** If you install an oversized mailbox and someone runs off the road and hits the mailbox, you may be held liable. Contact this office for the approved mailbox standard.

There may be existing drainage swales or tiles crossing your property. You must not obstruct drainage swales or tiles. You have a legal responsibility to allow a reasonable amount of water to pass through your land from upstream or upground properties. Big Darby and Little Darby Creeks are state and national scenic rivers. Your property may be within the Darby watersheds. Be careful how you use your land and how you dispose of wastes so that the quality of the Darbys is maintained for our future generations.

If you wish to subdivide or sell off any part of your property, you must do so in accordance with the Union County Subdivision Regulations if your property is in the unincorporated area of the county. Contact this office if you have any questions.

#### Permits: When, Where and How

1. **House (building) Numbers** in the unincorporated area of the county are issued by this office. If you don’t already have a house number, you should obtain a house number before applying for zoning, health or building permits. You will need to identify the two closest addresses on either side and across the road from your property.

2. **Zoning Permits** are required in most municipalities in Union County and in all townships in Union County except for Jackson Township. If you intend to build or expand a building, a zoning permit is probably required. A list of zoning officials is included on the reverse side of this publication for your convenience. You need to locate your property corners before digging to assure you are placing your building in the proper place per set backs described on the zoning permit.

3. **Well and Sewage Disposal System Permits** are required from the Board of Health. A Site Inspection must be completed before the Septic and Well permit will be issued. Please contact the Board of Health at 937-642-2053.

4. **Flood Hazard Area Permits** are required if your home will be built within a Flood Hazard Area. Certain building restrictions apply within Flood Hazard Areas. Contact this office if your property is in the unincorporated area of the county.

5. **A Driveway Permit** is required if you plan to install a driveway. If your driveway is along a county or township road apply for a driveway permit at this office. Contact the Ohio Department of Transportation at 740-363-1251 if the driveway is along a state highway.

6. **Building Permits** are required in Union County. Contact this office for building permit information, Plumbing, electrical, and mechanical permits are also required. Building permits cannot be issued until the above items (1-5) have been addressed.