

## **Residential Zoning Restrictions**

Any single-family dwelling, manufactured home, or permanently sited manufactured home shall be a minimum of 1,350 square feet of livable floor area.

\*\*\*For more information, please refer to the Zoning Resolution (Section 10.1).\*\*\*

Minimum lot area = two (2) acres

The minimum road frontage is as follows:

Less than or equal to 4.99 acres = 175 feet

Lots greater than 4.99 and less than or equal to 14.99 acres = 300 feet

Parcels greater than 14.99 acres = 60 feet

Minimum front yard setback = 60 feet (from edge of ROW or at least 90')

Minimum rear yard setback = 50 feet

Minimum side yard setback = 15 feet

Maximum height = 35 feet

Setback from the center of the road = 90 feet

\*\*\*For more information, please refer to the Zoning Resolution (Sections 9.2 and 10.1).\*\*\*

## **ACCESSORY STRUCTURES**

The minimum setback from principal building/other accessory structure on same lot = 15 feet (Accessory structures and uses must conform to the front yard setback of 60 feet.)

Must sit to the rear of the dwelling.

On lots less than 5.01 acres, one accessory structure, not to exceed 2400 sq. ft., is permitted.

On lots of 5.01 acres or larger, two accessory structures, not to exceed 3200 sq. ft., are permitted.

The height of an accessory structure shall not exceed 18 feet.

\*\*\*For more information, please refer to the Zoning Resolution (Section 10.3).\*\*\*

## **SWIMMING POOLS**

A zoning permit must be obtained prior to constructing or installing a swimming pool or making any alteration to an existing pool.

\*\*\*For more information, please refer to the Zoning Resolution (Section 10.4).\*\*\*

## **FENCES**

A zoning permit must be obtained prior to installing a fence.

Any fence located to the side or rear of a principal building shall not exceed six (6) feet in height.

Any fence that extends in front of a principal building shall not exceed four (4) feet in height.

An eight (8) foot fence shall be permitted only to enclose a patio and shall not be used to enclose an entire perimeter of the lot.

\*\*\*For more information, please refer to the Zoning Resolution (Section 10.5).\*\*\*

## **WHO DO I CALL FOR A WELL OR SEPTIC PERMIT?**

Fairfield County Health Department 740.652.2800

## **WHO DO I CALL FOR LOT SPLIT INFORMATION?**

Fairfield County Regional Planning Commission 740.652.7110

## **BUILDING A NEW HOME – WHO DO I CALL FOR AN ADDRESS?**

Fairfield County Engineer's Office 740.652.2300