

Cardington Township Zoning Tips – Building a home

Technical Review

Regional planning offers a technical review of your development plan at no charge. Before spending any money on surveys, engineering, or permits; you can have your plan reviewed by the county and township for compliance with development and zoning regulations. Contact the county planning office at 419-946-1911 for information

Check list for getting a Township zoning Certificate to build a house:

Survey - be prepared to provide a copy of the lot survey to the zoning inspector.

Plot plan – prepare a sketch of the proposed structure showing foot print, square footage, and distances to property lines on all sides. The zoning inspector will need a copy of this.

Set Backs – review the set back requirements in the zoning code to make sure your plan is compliant. The zoning code can be reviewed at Cardingtontownship.org

Estimated cost of construction – The zoning inspector will need an estimated cost of construction for your project (excluding land acquisition)

Health Department site evaluation for septic system - The zoning inspector will need to see the health department site evaluation document. You can contact the health department at 419-947-1545.

Driveway culvert – In order to maintain proper drainage, you will be required to install a functional culvert under any drive way that crosses the ditches in the roadway. If you are building on a county road, you will need a permit from the county engineer’s office. Check the “documents” available on Cardingtontownship.org for specifications and an application. If you are on a Township Road, contact the road superintendent at 419-560-7103. It is recommended that you discuss lot drainage with your engineer or contractor to make sure, that the new structure will not have standing water around it.

Address assignment and sign – The Township requires that all residences have a clearly marked address sign. This is required for EMS and mail delivery. Your address will be assigned by the planning office. You may also order an approved address sign. Tel. 419-946-1911

Special permits - If you are moving a mobile home over State Highways, the Zoning inspector will need to see a copy of your ODOT permit before moving the structure onto the lot. Your hauler will be responsible for providing this to you, so be sure to ask for it.

