



ACCESSORY USE APPLICATION

Butler Township

8524 North Dixie Drive, Dayton, Ohio 45414

(937) 898-6735; FAX (937) 898-5308

1. Property Location: _____
2. Property Owner: _____ Phone: _____
Address: _____
3. Contractor: _____ Phone: _____
Address: _____
4. Proposed Use: _____
Residential _____ Office _____ Commercial _____ Industrial _____
Other (specify) _____
5. A plot plan (drawn to scale) must be submitted in triplicate showing the actual lot dimensions, the exact size and location of all buildings on the lot, proposed new construction, and indicate the existing and intended use of all land and buildings.
 - a. Location behind principal structure? Yes _____ No _____
 - b. Side Yard Setbacks: _____ Side _____ Side _____
 - c. Rear Yard Setback: _____
 - d. Building or Structure Dimensions: _____ x _____ = _____ sq. ft.
 - e. Highest point of structure above established grade: _____ ft.
 - f. Valuation: \$ _____

I hereby swear that the information and statements given on this application are true and correct to the best of my knowledge. I understand that if the information in this application is not correct or complete, the result may be the invalidation of this and all subsequent permit(s) issued in conjunction with this Zoning Permit.

_____ Date Filed _____ Signature of Applicant _____

=====FOR TOWNSHIP USE ONLY=====

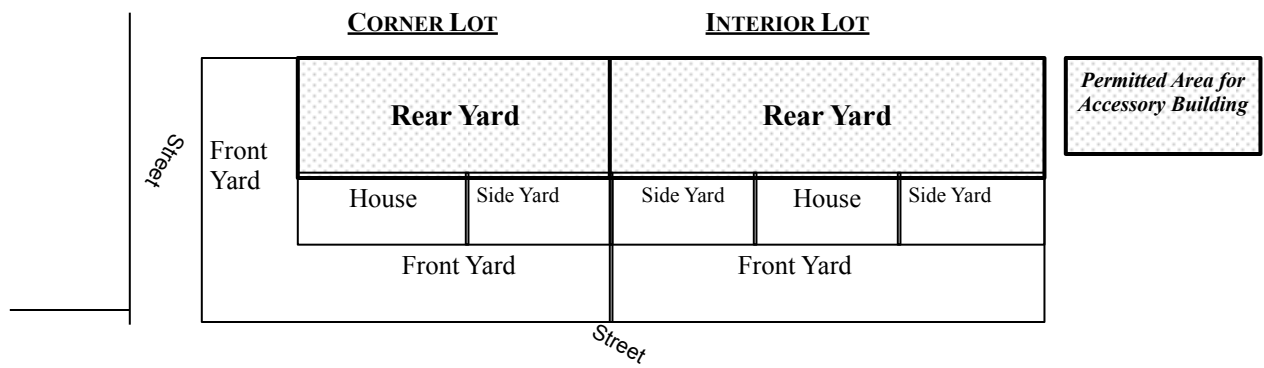
Permit Number: _____ Date Issued: _____
 Zoning District: _____ Permit Fee: _____
 Article: _____ Section: _____ Use: () Conforming () Nonconforming
 () Special, BZA Case No.: _____ Approved: () Disapproved: ()
 Conditionally Approved: ()

Remarks/Restrictions: _____

_____ Zoning Administrator _____

Date

NOTE: Swimming pools over 24 inches in depth, and any accessory structure two hundred (200) square feet or greater, requires a Montgomery County Building Permit.



REQUIREMENTS FOR A *DETACHED* ACCESSORY STRUCTURE

- A. There can be no more than two (2) detached accessory buildings on any lot.
- B. The primary accessory structure may not exceed eighteen (18) percent of the required rear yard area; however, no detached garage is restricted to less than 432 square feet nor may any detached garage exceed a maximum of 864 square feet. (With exceptionally large rear yards, detached accessory buildings may be as large as 1600 square feet.) A second accessory building may be located in the rear yard provided it does not exceed a maximum of 150 square feet.
- C. Accessory structures may not exceed a height of twenty-five (25) feet.
- D. Detached accessory structures are only permitted in the rear yard.
- E. Accessory structures may not be located closer than six (6) feet to any side or rear lot line, nor located within any easement.
- F. The total of all accessory buildings and structures (garages, swimming pools, gazebos, storage buildings, etc.) may not exceed 35 percent of the rear yard area.