

Perrysburg Township Planning and Zoning FAQs

What is zoning and what is the legal basis for it?

- Zoning regulations are locally enacted laws that regulate the use of the land.
- Items regulated by a zoning resolution include: the types of uses permitted within each zoning district, lot size, the distance buildings are required to be setback from public roads or property lines, and the maximum height of buildings.
- The promotion of public health and safety are two basic purposes for which counties and townships are authorized to enact zoning.

What are the benefits of zoning?

- The general purpose of a zoning resolution is to establish zoning classifications with requirements that regulate the types of uses that can be carried on in that particular zoning district along with lot and building requirements.
- Another important purpose of zoning is to protect or maintain property values. Property values are protected by establishing regulations which assure that incompatible uses will be kept apart. For example: industrial uses would not be permitted to locate within residential areas.

Zoning and agriculture

- A township or county zoning resolution may not prohibit the use of any land for agricultural purposes. Also, structures directly related to agricultural uses are exempted from zoning regulations. Examples of these buildings may be storage facilities, barns, feedlots, or equipment buildings.
- Structures used as a dwelling unit by a person engaged in agriculture are not exempted from the provisions of the zoning resolution.

Commonly asked questions about zoning regulations

- **Does approving a zoning resolution severely limit a property owner's ability to use their property?**
 - No, zoning resolutions cannot be unreasonable nor can they so regulate a person's property that the result is a severe devaluation of the property.
- **Will approving a zoning resolution require landowners to stop using existing buildings that do not conform with uses permitted under the terms of the new zoning resolution?**
 - No, any structures built prior to the adoption of the zoning resolution are classified as non-conforming uses which may continue under the provisions set forth in the zoning resolution.
- **Will home occupations be prohibited in a proposed zoning resolution?**
 - No, any person already operating a home based business can continue operation, and new home occupations are permitted in the proposed zoning resolution.
- **Will a proposed zoning resolution prevent a property owner from selling property to anyone he or she chooses?**
 - No, property owners are free to sell their property to anyone they choose regardless of how the property is zoned. Zoning regulations apply to property and are independent of property ownership.
- **Will a proposed zoning regulation apply to agricultural uses and buildings?**
 - Pursuant to the Ohio Revised Code, the use of land for agricultural purposes or the construction or use of buildings or structures incidental to the use of agriculture does not require zoning approval.

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Commonly asked questions about Board of Zoning Appeals and Zoning Commission

- **What is a variance?**
 - An official permit to do something normally prohibited by regulations, especially by building in a way or for a purpose normally prohibited by a zoning law or a building code. No variance shall be granted that is greater than the minimum necessary to relieve the hardship or practical difficulty demonstrated by the applicant.

- **What is a conditional use?**
 - Conditional uses are those having some unique effect or distinctiveness which call for a careful review of their location, design, and unique effect to determine, with regard to preset regulations, the allowance of their creation on any given site.

- **When can I apply for a variance or conditional use?**
 - Documents must be submitted to the Planning and Zoning Department at least three (3) weeks prior to the scheduled meeting of the Board of Appeals.

- **What is a zoning change?**
 - To make a change from one property use to another. (i.e. residential use to a industrial use).

- **What is a Planned Unit Development (PUD)?**
 - A PUD is a type of land regulation which promotes large scale, unified land development.

- **I've received a Public Notice; what does that mean?**
 - The Township is required, by law, to notify parties of interest within two hundred feet of a property which presents a proposal. If an individual would like to see the plans or have any questions, please contact the Planning and Zoning Department. During the public hearing, the Board of Appeals (BZA) will ask for comments from the surrounding property owners. At that point, individuals may present any comments, concerns, or opinions they may have on the proposal. If an individual would like to present comments but is unable to attend the meeting please send comments in writing or by e-mail to the Planning and Zoning department.