



RESIDENTIAL ADDITIONS

HOW DO I OBTAIN A PERMIT?

You will need to complete an application and submit it to the **Building Department**. It will require:

1. Plot plan

Showing property lines and dimensions and the size and location of the proposed addition, indicating distances from the proposed structure to the property lines.

2. Construction Details

Construction drawings showing elevation views, height and a section view.

3. Project Location Staking

Applicant must mark the proposed addition location by either spray painting or staking on the property and identifying property pins in preparation for City inspection.

4. Payment for Permit

The zoning permit fee is **\$50** and the permit is valid for one year. Additional Building Department review fees will be required.

5. Building Inspection

You will need to call the Building Department at (330) 689-2729 for necessary building inspections. All work must be performed in accordance with the approved plans, the Stow Zoning Code, Ohio Basic Building Code, National Electric Code, and other applicable ordinances.

6. Other Information

The site plan and structure location must comply with the requirements of the zoning district in which the project is proposed. To determine your zoning district and requirements you can review the [Zoning Maps](#) or call (330) 689-2819 for assistance. A summary of the zoning regulations for each district can be found on the next page.

QUESTIONS?

If you have any questions or require any assistance, please contact the Building Department at 689-2729 or the Planning Department at 689-2819.

Summary of Zoning Development Standards

The following includes a summary of selected zoning requirements by zoning district. For all of the applicable zoning regulations, please contact the Planning Department at [330] 689-2819, or click here for the entire [Zoning Code](#)

Minimum Lot Area, Lot Width and Required Yard Setbacks						
District	Minimum Lot Size	Minimum Lot Width	Front Setback	Rear Setback	Side Setback	Minimum Frontage at Lot Line
O	5 acres	300 ft	100 ft	50 ft	25 ft	100 ft
R-1	20,000 sq. ft.	100 ft	50 ft	45 ft	15 ft	45 ft
R-2	16,000 sq. ft.	90 ft	40 ft	30 ft	10 ft	40 ft
R-3	12,000 sq. ft.	80 ft	40 ft	30 ft	8 ft	35 ft
R-B	16,000 sq. ft.	100 ft	40 ft	40 ft	10 ft	75 ft

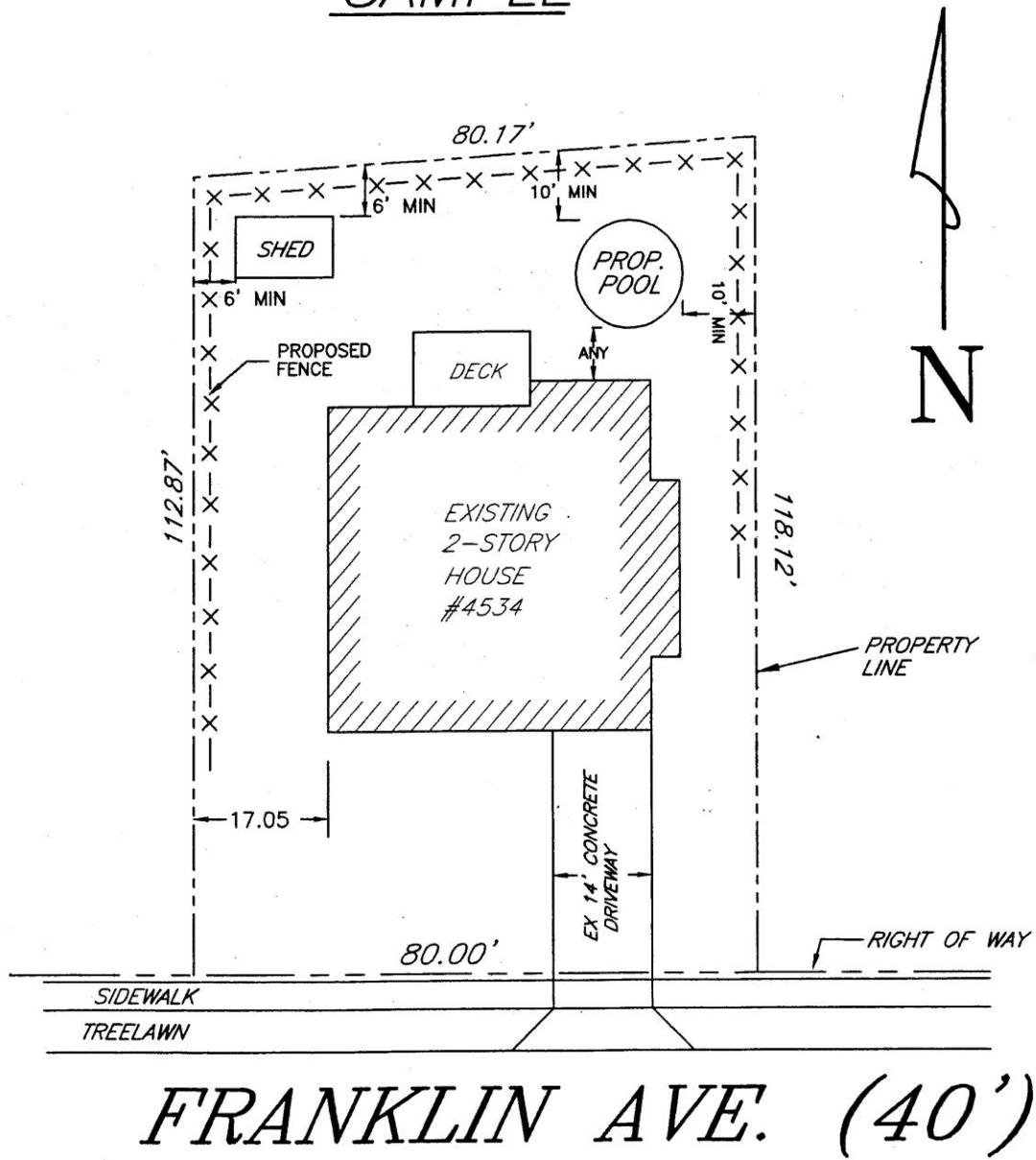
Setback Requirements for Selected PRD / PUD Subdivisions & Cluster Developments			
Subdivision	Front Setback	Rear Setback	Side Setback
Bayside Lake, Eastwicke Farms, Quail Highlands, Surrey Hill	40 ft	45 ft	12 ft
Heritage Hgts., Highland Chase, Hunter's Crossing, Kings Mill, Partridge Highlands, Pebblehurst, Sheffield Hills, Stow Woods, Terrace Glen, Timbercreek	32 ft	30 ft	8 ft
Pambi Farms	40 ft	30 ft	10 ft
Call's Farm, The Meadows, The Kames, Stonebridge Crossing, Wren's Cross	Setbacks Vary, Refer to Plat		
Bramble Creek, Creekside, Lakeside Commons, Stone Meadow, Stow Road Cluster (Frankie Lane)	Setbacks Vary, Refer to Plat		

Accessory Buildings & Pools				
	Yard Where Permitted	Distance From:		
		Rear Lot Line	Side Lot Line	Principal Building
Accessory Buildings (including detached garages)	Rear & Side	6 ft	6 ft	12 ft
Pools	Rear	10 ft	10 ft	---

CITY OF STOW SITE PLAN INFORMATION

WHEN PREPARING A SITE PLAN FOR AN ACCESSORY BUILDING, POOL, DECK, FENCE, OR ADDITION, PLEASE SHOW ALL DIMENSIONS OF PROPOSED AND EXISTING STRUCTURES AS WELL AS DISTANCES FROM REAR YARD, SIDE YARDS, FRONT YARD, HOUSE, ETC.

SAMPLE



**BUILDING PERMIT APPLICATION
ONE, TWO AND THREE FAMILY RESIDENTIAL
COMMERICAL/INDUSTRIAL/MULTI-FAMILY
ZONING CERTIFICATE, CHANGE OF OCCUPANCY**

**CITY OF STOW
BUILDING DEPARTMENT
3760 DARROW ROAD
STOW, OH 44224
330-689-2729 Fax: 330-689-2739**

Application # _____

Permit # _____

Receipt # _____

TR: _____

ZN: _____

RW: _____

ALL APPLICANTS MUST COMPLETE SECTION 1

SECTION 1. Estimated Cost (Structure) _____ Estimated Cost (Site) _____

Job Address: _____

Owner's Name: _____ Phone: _____

Owner's Address: _____

Tenant: _____ Phone: _____

Address: _____

Architect: _____ Phone: _____

Address: _____

Contractor's Name: _____ Phone: _____

Contractor's Address: _____ Cell: _____

Description of Work: _____

FOR OFFICE USE ONLY: (TO BE COMPLETED BY BUILDING INSPECTOR/PLANS EXAMINER)

Cert. of Occupancy Required? YES NO

Approved As: _____

Use Group: _____

Gross Floor Area

Construction Type: _____

Basement/Crawl Space _____

Occupant Load: _____

First Floor _____

Fire Sprinkler Systems:

Second Floor _____

Sprinkler Provided? YES NO

Garage _____

System Demand: GPM _____ PSI _____

Porch/Other _____

Hazard Rating: _____

Misc _____

Storage Configuration: _____

Occupancy Description: _____

Total Square Footage _____

OBC Edition: _____ RCO Edition _____

I/we hereby certify that all information contained in this application and its attachments are true and accurate to the best of my knowledge and belief. I/we hereby certify that I/we will abide by all rules, ordinances, and regulations of the Building Code of the City of Stow, the Zoning Ordinance of the City of Stow, and all applicable Ohio and U.S. codes and regulations governing the improvement for which this application is made.

SIGNATURE: _____

PLEASE PRINT NAME: _____ DATE: _____

RESIDENTIAL (1, 2 & 3 FAMILY DWELLINGS & ACCESSORY STRUCTURES)

****IF WORKING OUTSIDE CITY OF STOW, ADD**

RESIDENTIAL MULTI JURISDICTION APPLICATION FEE: \$35.00

\$ _____

RESIDENTIAL NEW CONSTRUCTION

BASE FEE: \$100.00

\$ _____

PLUS: \$.10 per 1 square foot gross floor area

\$ _____

PLUS: Add Plan Review Fee \$50.00

\$ _____

PLUS: Add Engineering Site Plan Review Fee \$50.00

\$ _____

RESIDENTIAL ADDITIONS

BASE FEE: \$80.00

\$ _____

PLUS: \$.05 per 1 square foot gross floor area added

\$ _____

PLUS: Add Plan Review Fee \$15.00

\$ _____

RESIDENTIAL ALTERATIONS/REPAIRS

BASE FEE: (Up to \$5,000 in estimated value): \$65.00

\$ _____

PLUS: \$5.00 per \$1,000 in estimated value over \$5,000 (or fraction thereof)

\$ _____ (Max \$350.00)

PLUS: Add Plan Review Fee \$15.00

\$ _____

RESIDENTIAL ACCESSORY STURCTURES/INSTALLATIONS

Detached Accessory Structures (over 200 sq ft): \$75.00 PLUS: \$15.00 Plan Review \$ _____

Decks/Gazebos (over 30" high): \$50.00 PLUS: \$15.00 Plan Review Fee \$ _____

Foundation Waterproofing: \$50.00 Existing Electric Outlet? Yes ___ No ___ \$ _____

Fireplace (masonry or manufactured): \$50.00 \$ _____

Reroof / Siding: \$50.00 \$ _____

Re-Inspection Fee: \$35.00 \$ _____

Owner Requested Inspection: \$35.00 \$ _____

Retaining Walls (over 3 feet high): \$75.00 \$ _____

COMMERCIAL / MULTIFAMILY

****IF WORKING OUTSIDE CITY OF STOW ADD**

COMMERCIAL MULTI JURISDICTION APPLICATION FEE: \$75.00

\$ _____

COMMERCIAL/MULTI FAMILY NEW CONSTRUCTION / ADDITIONS

BASE FEE: \$120.00

\$ _____

PLUS: \$.15 per 1 square foot gross floor area

\$ _____

FOUNDATION ONLY: \$150.00

\$ _____

COMMERCIAL ALTERATIONS / REPAIRS

Gross Floor Area: (1-2,000 sf - \$125.00) (2,001-5,000 sf - \$150.00)

\$ _____

(5,001-10,000 sf - \$175.00) (over 10,000 sf - \$200.00)

Minor Repairs - \$50.00

\$ _____

COMMERCIAL RE-ROOF / SIDING

BASE FEE: \$100.00

\$ _____

PLUS: \$.02 per 1 square foot gross roof/wall area

\$ _____

FIRE SUPPRESSION (NEW CONSTRUCTION / ADDITIONS)

BASE FEE: \$120.00

\$ _____

PLUS: \$.02 PER 1 square foot sprinklered area

\$ _____

OTHER

Fire Pump - \$100.00

\$ _____

Hood Suppression - \$100.00 (per hood)

\$ _____

Fire Alarm System: \$100.00

\$ _____

SUBTOTAL \$ _____

PLEASE ADD THE FOLLOWING:

COMMERCIAL: 3% OBBS/ RESIDENTIAL: 1% OBBS

TAX \$ _____

TOTAL \$ _____

Item	Fee Amount	Bond Amount	Inspections Required
Building			Footer, before concrete
Zoning			Foundation, before covering
Landscaping			Rough Electric, before covering
Engineering			Rough Heating, before covering
Right of Way Permits			Rough Framing, before covering
Excavate Sanitary			Insulation
Excavate Water			Fireplace
Storm Sewer Tap-In			Drive approach
Approach + Curb Cut			Final Grading
Sidewalk			Final Electric
Plan Review Fee			Final Heating
Eng. Review Fee			Final, before Use of Occupancy
Multi Jurisdiction Fee			Pre Construction
O.B.B.S. (Tax)			
TOTAL			All of the Above

Approval contingent upon the following: _____

Date Approved: _____

Plans Examiner: _____