

PROCEDURE FOR CONSTRUCTING A NEW SINGLE- OR MULTI-FAMILY RESIDENCE

1. Complete an application and submit it to the **Building Department** along with:
 - a. Site plan of your property showing property lines and dimensions and the location and dimension of the proposed construction including distances to property lines. Either the property owner or the contractor can submit the application.
 - b. Construction drawings required by the Building Department. Details can be obtained by calling **(330) 689-2728**.
2. Applicant must stake the proposed construction and the property pins must be identified. All property pins must be set before approval will be granted.
3. The Zoning Department will review the application and conduct an inspection of the property. If the inspection is completed satisfactorily, the Zoning permit will be issued and forwarded to the Building Department where it will be held until all additional Building requirements have been met. The permit is valid for one year.
4. If there is a problem, the Zoning Department will contact the applicant.
5. All fees will be collected after approval has been granted by both the Zoning and Building departments. The fee for the Zoning permit is \$100.00.
6. **If you have questions or need assistance, please call the Zoning Department at (330) 689-2703.**

SINGLE- OR MULTI-FAMILY CONSTRUCTION RULES/REGULATIONS

1. 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 the Zoning Department at (330) 689-2703 for assistance. A summary of the regulations for each district can be found on the next page.
2. Two and three family building projects require approval from the Planning Commission and City Council before a Zoning permit may be issued.

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](#)

Residential Districts

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

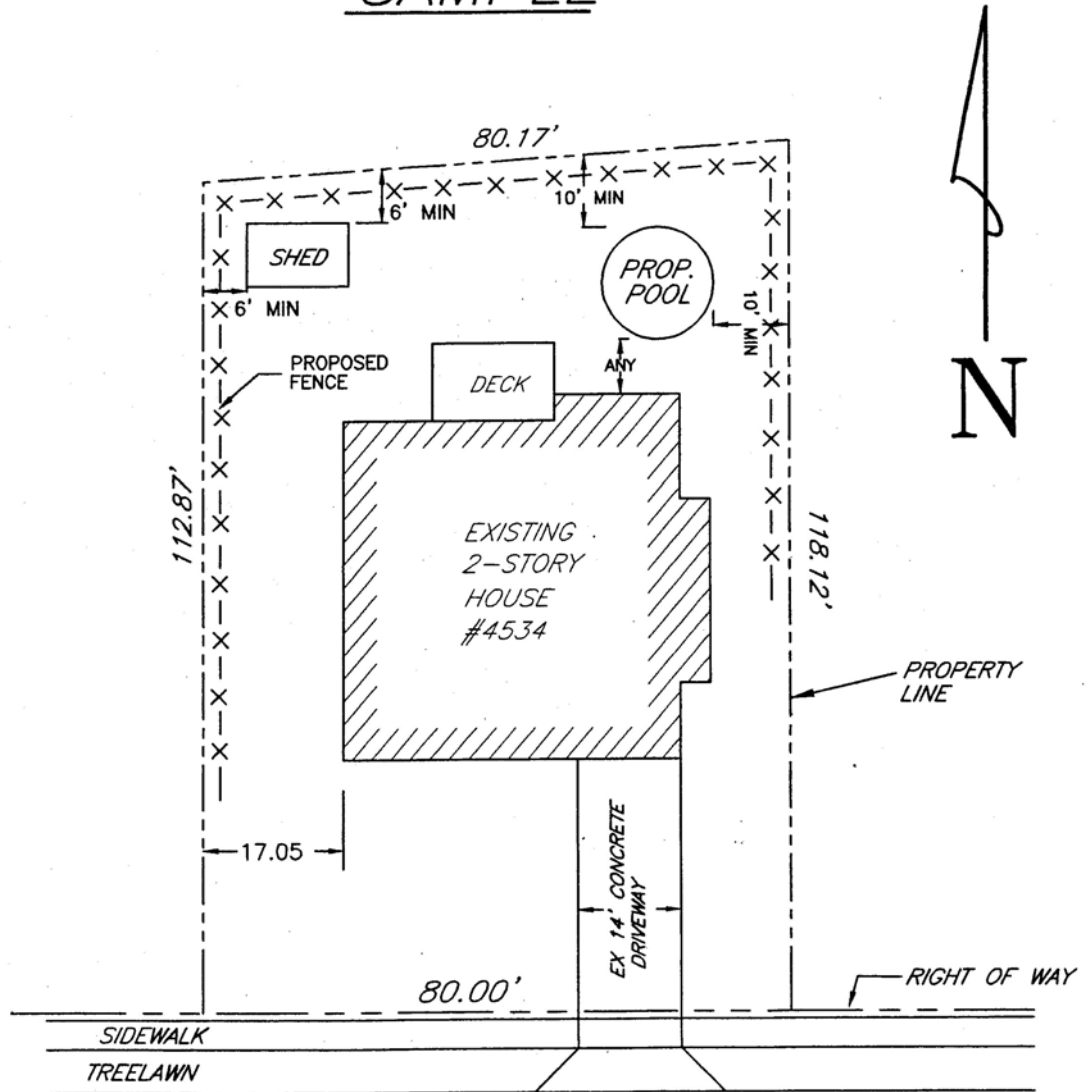
Setback Requirements for Selected PRD / PUD Subdivisions & Cluster Developments			
Subdivision	Front Setback	Rear Setback	Side Setback
Bayside Lake, Eastwicke Farms, Quail Highlands, Surrey Hill	40 ft	45 ft	12 ft
Heritage Hgts., Highland Chase, Hunter's Crossing, Kings Mill, Partridge Highlands, Pebblehurst, 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



FRANKLIN AVE. (40')

**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: _____