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**Residential Zoning Permit Standards**

**2201 ZONING PERMIT REQUIRED**

No building or other structure, including temporary structure, shall be constructed, moved, added to, altered, nor shall any building, structure, or land be established or changed in use without a Zoning Permit issued by the Zoning Inspector. Zoning Permits shall be issued only in conformity with the provisions of this Resolution unless the Zoning Inspector receives a written order from the Board of Zoning Appeals deciding an appeal or variance. Zoning Permits may be issued for the following. The complete Zoning Resolution is on the Township's website: [www.newrussiatownship-oh.gov](http://www.newrussiatownship-oh.gov)

**2201.01 Construction**

Before any structure, as defined in this Resolution is built, erected, enlarged, or placed on a property, a Zoning Certificate shall be required. The Zoning Inspector shall issue a Zoning Permit when satisfied that according to the information submitted by the applicant, the proposed structure will conform to all requirements of this Resolution.

**2201.02 Change of Use/Occupancy**

When the use of a property or a building or structure changes, or a new business occupies an existing structure, a Zoning Permit is required. The Zoning Inspector shall issue a Zoning Permit when the requirements of this Resolution are met.

**2201.03 Signs**

Before any sign, except those exempted in this Resolution, may be placed, constructed, or structurally altered, on or attached to a building, or on a parcel of land, a Zoning Permit is required.

Attached is a basic checklist of the minimum required information to accept a zoning application for processing. **The application is completed in person.** This checklist is not all inclusive of New Russia Township Zoning and is provided only as a guide. Commercial construction requires a zoning permit and a commercial permit. Commercial permit applications are through John Horseman 440-396-0225 [buildinginspector007@gmail.com](mailto:buildinginspector007@gmail.com) . **New Russia Township DOES NOT have a residential building inspection department.** Owners and Contractors are expected to follow the Ohio Building Codes. Other agencies may have requirements to be met prior to the issuance of a zoning permit.

**Zoning Permit Checklist attached. Specific Sections listed can be found in the Zoning Department's Zoning Book.**

# NEW RUSSIA TOWNSHIP

## RESIDENTIAL ZONING PERMIT CHECKLIST

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- 1. Documents & Fees**

Each submitted page must have applicant's name, address and telephone. There are associated fees as approved by the Trustees. See Zoning Fee Schedule.
- 2. Proposed Plans & Sketches**

Drawn to scale. Include a complete layout and include measurements of the project depicting driveway, sanitary system, existing structures, proposed structure, heights, square footage and estimated project costs.
- 3. Deed of Ownership**

Recorded Deed that includes the legal description.
- 4. Home Sanitary System Permit**

As issued by Lorain County Health Department. For HSS Permit contact Ann Maczuga 440-284-3253; email: [amaczuga@loraincountyhealth.com](mailto:amaczuga@loraincountyhealth.com)
- 5. House Plans**

New Russia Township does not have a residential building inspector, so architectural plans are not required, but an accurate scaled floor plan drawing with rooms labeled & measurements and list the square footage of the structure(s).
- 6. Accessory Buildings – Section 1401**

The dwelling shall be framed, and the roof completed prior to the issuance of an accessory building permit.
- 7. Pools, Fences, Decks, Driveways, Etc.**

Before any structure, as defined in this Resolution is built, erected, enlarged, or placed on a property, a Zoning Certificate shall be required.
- 8. Ponds – Section 1408**

Permit required. Ponds not permitted on lots under 2 acres. Ponds shall meet standards and specifications of the Natural Resource Conservation Services (NRCS Spec. 378.)
- 9. Demolition – Removal of Structure**

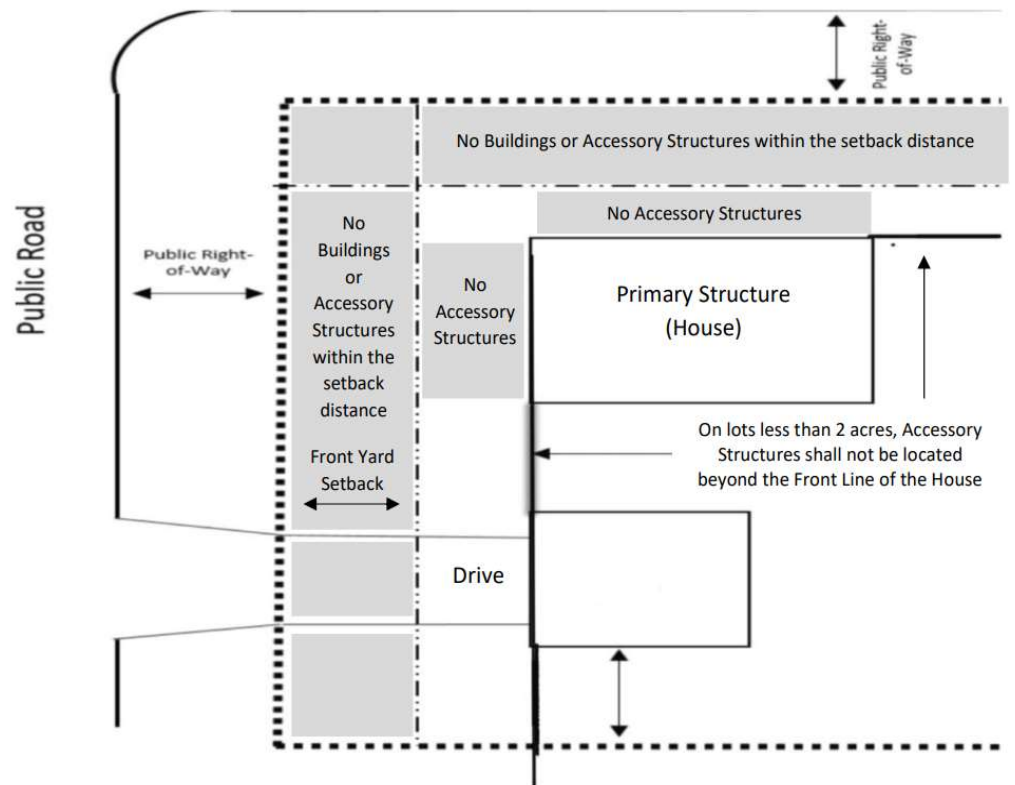
Submit an accurate drawing of the size and location and estimated cost of the existing structure. Lorain County Auditor's website may provide an accurate sketch.
- 10. Commercial Permits**

A zoning permit is required in addition to a commercial permit. Commercial Permits are issued by Thomas Horseman, 440-396-0225, [buildinginspector007@gmail.com](mailto:buildinginspector007@gmail.com)
- 11. Site Plan Review – Section 17**

Procedure with specific procedure for commercial, industrial & certain multi-family. See Site Plan Review Checklist.
- 12. Zoning Board of Appeals and Conditional Use Application Standards – Sections 20 & 24**

Appeal Requirements are listed in Sections 20 and 24.

## 1401 ACCESSORY BUILDING OR STRUCTURE



**Buildings:** A structure having a roof supported by columns or walls; for the shelter, support, enclosure or protection of persons, animals, or property. When separated by party or shared walls, each portion of such a building shall be considered a separate structure.

**Dwelling:** A building or portion thereof used exclusively for residential purposes, including one-family, two-family, and multiple family dwellings. The term "dwelling" shall include permanently sited manufactured homes and Ohio Basic Building Code (OBBC) certified units, but shall not include mobile homes, recreational vehicles, hotels, motels, boarding or lodging houses, and group living.

**Dwelling Unit:** A place for residential occupancy by one family with separate toilets and facilities for cooking and sleeping. **An attached garage cannot exceed fifty (50%) percent of the gross floor area.**

**Permanent Foundation:** A locally approved permanent masonry, concrete, footing or foundation, to which a structure may be affixed.