

# ZONING

(The information listed is subject to change by townships and municipalities. Verify the information with zoning inspectors.)

## READY, SET, BUILD!

A guide for **buying land** and **building your home** in Union County.

Township	3:1 Lot Ratio Applicable	Minimum Lot Size w/on-site sewage* (sf)	Minimum Lot Width (ft.)	Inspector	Address	Telephone
Allen	No	87,120	150	Bill Streng	16945 Allen Center Rd. Marysville, OH 43040	(937) 642-9551 Office (937) 707-5365 Cell
Claibourne	Yes	40,000	150	Ed Erdy	8498 Hoskins Road Richwood, OH 43344	(419) 564-2352
Darby	Yes	87,120	Check with the zoning inspector	Scott Smith	18530 Sam Reed Rd. Marysville, OH 43040	937-243-0204 townshipsmith@gmail.com
Dover	Yes	44,000	150	Keith Watson	12864 Leeper Perkins Rd. Marysville, OH 43040	937-303-2138
Jackson	No Zoning	65,000				
Jerome	No	Check with zoning inspector	Check with zoning inspector	Eric Snowden	9777 Industrial Pkwy Plain City, OH 43064	(614)873-4480 esnowden@jerometownship.us
Leesburg	Yes	65,400	150	Ben Laird	10955 Maple Dell Rd. Magnetic Springs, OH 43036	(937) 537-0618
Liberty	Yes	130,680	250	Steve Easter	PO Box 122 Raymond, OH 43067	(937) 303-2028 liberty.township.zoning@gmail.com
Millcreek	Yes	Check with zoning inspector	Check with zoning inspector	Ron Todd	PO Box 157 Ostrander, OH 43061	(937) 644-3449 zoning@millcreektwpohio.us
Paris	Yes	87,120	150	George Pyers	Paris Twp. Hall 716. N. Main St. Marysville, OH 43040	(937) 644-0375
Taylor	Yes	65,340	150	Charley Will	18672 SR 347, Raymond, OH 43067	614-579-4268 chazcando_7@yahoo.com
Union	Yes	65,400	200	Mike Priday	18540 Sam Reed Rd. Marysville, OH 43040	(937) 243-2436
Washington	Yes	65,400	150	Amanda Sonoda	24947 Patrick Brush Run Rd. Marysville, OH 43040	(740) 972-9314
York	Yes	67,500	150 (Except M-1)	Amanda Sonoda	24947 Patrick Brush Run Rd. Marysville, OH 43040	(740) 972-9314



If buying or building in a municipality, contact:

Village of Plain City  
Nathan Cahall 614-873-3527 x4  
Monday thru Friday 8 to 4

City of Marysville  
Ron Todd  
937-645-7359

Village of Richwood  
740-943-3315 opt.5

Village of Milford Center  
Sonya Brake 937-209-8777

Village of Magnetic Springs  
Bill McClary 937-348-2284

Village of Unionville Center– Jim Weese 614-493-1646

City of Dublin- 614-410-4600

\*Minimum lot size is exclusive of road right-of-way.  
Minimum lot width may be greater along certain roads. Check with zoning inspector.

Prepared by:  
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**UNION COUNTY ENGINEER**

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Marysville, Ohio 43040

Office Hours  
7:30am -5:00pm  
Monday thru Friday

937-645-3018  
\*800-258-8278  
\*inside Union County only.

[engineer@unioncountyohio.gov](mailto:engineer@unioncountyohio.gov)

*The following information is provided to make you aware of procedures and permits that are currently required in Union County. We want your land purchase and home building experience in Union County to be as pleasurable as possible.*

*Contact us at 937-645-3018 if you have questions. We will be happy to assist you.*


### Information about Buying Lots (not in platted subdivisions)


- ◆ Determine **lot split requirements** by calling this office for lots in the unincorporated areas of Union County. Call the village or city to determine lot split requirements for lots within municipalities.
- ◆ To determine if the land is **properly zoned** for your intended use, contact the appropriate township zoning official for lots in unincorporated areas. Each township has its own requirements regarding minimum road frontages, set backs, square feet per household, etc. Inside municipalities contact the village or city zoning official.
- ◆ Certain **soil types** in Union County are not suitable for building sites and/or on-site sewage disposal. Contact the Soil and Water Conservation District Office 937-642-5871, to determine soil types and capabilities.
- ◆ To determine **underground water**


**availability** and requirements for **on-site sewage disposal systems** contact the Board of Health 937-642-2053 for a Site Inspection. Information typically obtained during a site inspection includes; lot size, lot dimensions, soils data, topography analysis, homesite location and any other desired uses for the property- i.e., pond, barn, pasture, etc.


- ◆ To determine if your land is within a **Flood Hazard Area**, check with this office if the lot is in the unincorporated area of the county. Inside incorporated municipalities, check with city or village officials.
- ◆ For additional information on land development and planning contact **LUC Regional Planning** 937-666-3431.

### Other Important Information You Need To Know

 Oversized mailboxes and those constructed with brick and masonry materials represent a severe hazard to the traveling public. If you install an oversized mailbox and someone runs off the road and hits the mailbox, you may be held liable. Contact this office for the approved mailbox standard.

 There may be existing drainage swales or tiles crossing your property. You must not obstruct drainage swales or tiles. You have a legal responsibility to allow a reasonable amount of water to pass through your land from upstream or upground properties.

 Big Darby and Little Darby Creeks are state and national scenic rivers. Your property may be within the Darby watersheds. Be careful how you use your land and how you dispose of wastes so that the quality of the Darbys is maintained for our future generations.

 If you wish to subdivide or sell off any part of your property, you must do so in accordance with the Union County Subdivision Regulations if your property is in the unincorporated area of the county. Contact this office if you have any questions.

### Permits: When, Where and How

1. **House (building) Numbers** in the unincorporated area of the county are issued by this office. If you don't already have a house number, you should obtain a house number before applying for zoning, health or building permits. You will need to identify the two closest addresses on either side and across the road from your property.
2. **Zoning Permits** are required in most municipalities in Union County and in all townships in Union County except for Jackson Township. If you intend to build or expand a building, a zoning permit is probably required. A list of zoning officials is included on the reverse side of this publication for your convenience.

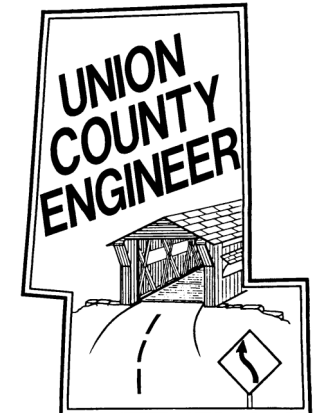
You need to locate your property corners before digging to assure you are placing your building in the proper place per set backs described on the zoning permit.

3. **Well and Sewage Disposal System Permits** are required from the Board of

Health. A Site Inspection must be completed before the Septic and Well permit will be issued. Please contact the Board of Health at 937-642-2053.

4. **Flood Hazard Area Permits** are required if your home will be built within a Flood Hazard Area. Certain building restrictions apply within Flood Hazard Areas. Contact this office if your property is in the unincorporated area of the county.
5. A **Driveway Permit** is required if you plan to install a driveway. If your driveway is along a county or township road apply for a driveway permit at this office. Contact the Ohio Department of Transportation at 740-363-1251 if the driveway is along a state highway.

6. **Building Permits** are required in Union County. Contact this office for building permit information. Plumbing, electrical, and mechanical permits are also required. Building permits cannot be issued until the above items (1-5) have been addressed.



*Public Service with integrity*