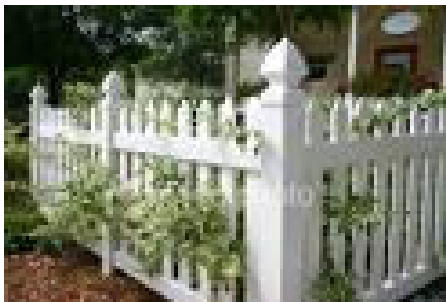




# ***Goshen Township Zoning Fee Schedule***



**Approved by the  
Goshen Township Trustees  
July 8, 2008**



**Goshen Township  
Department of  
Community & Economic Development**  
6757 Goshen Road  
Goshen, Ohio 45122  
Telephone 513-722-3400  
Fax 513-722-3100

**Fees**

40 sq ft or less:  
\$100.00

40-60 sq ft:  
\$125.00

Greater than 60 sq ft:  
\$200.00

Temporary Sign:  
\$50.00

**SIGNAGE**

A sign is any structure, object or device that is used to attract attention to any object, product, place, activity, organization or business. There are many types of signs permitted in Goshen Township including wall, freestanding and temporary signs. Signs are more fully defined and regulated in Article 12 of the Goshen Township Zoning Resolution. Single occupancy buildings may have two signs which include a freestanding sign and a wall sign. Multiple occupancy buildings may have one freestanding identification sign and one wall sign for each first floor tenant. Signs are not permitted within the public right-of-way and are not permitted to be attached to any utility pole or street sign. Any sign resembling an official traffic control sign is prohibited. Flashing and/or animated signs are prohibited.

**Fees**

Less than one acre:  
\$300.00

1-10 acres:  
\$600.00

Over 10 acres:  
\$800.00

Revision to plan:  
\$200.00

**SITE PLAN**

A site plan is a graphic representation of the arrangement of buildings, parking, drives, landscaping and any other structure that is part of a development project. A site plan is required for any request to change zoning for any development project other than traditional single-family homes. Site plans are also required for the expansion or redevelopment of an existing non-single family structure. Common projects for which Site Plans are required include: new commercial/retail; Office or Industrial; new multi-family projects: new mobile home parks; any request for a change in zoning classification; redevelopment or expansion of any existing commercial, retail, office, industrial or multi-family facility. Site plans must be submitted, reviewed and approved prior to any work starting on the site.

**Fees**

Application to BZA  
- Residential:  
\$200.00

Application to BZA  
- Commercial:  
\$400.00

Application to BZA  
- Conditional Use:  
\$800.00

Application to BZA  
- Appeal:  
\$200.00

**VARIANCES & CONDITIONAL USES**

Zoning variances and conditional use permits are actions by the Goshen Board of Zoning Appeals which grant property owners to use their land in ways otherwise not permitted by the Goshen Township Zoning Resolution. Variance and Conditional Use Permit requests require a public hearing before the Goshen BZA - a five member board appointed by the Goshen Board of Trustees. All adjoining property owners are notified and will have an opportunity to comment on the request. The applicant must appear at the public hearing to justify the request. The Board of Zoning Appeals meets the second Monday of each month at 6:30 pm in the Township Hall of the Goshen Township Government Center, 6757 Goshen Road.

**Fees**

Non-Planned Unit  
Development:  
\$1,200.00\*

Planned Unit  
Development:  
\$1,500.00\*

\* Site Plan Reviews  
included in fee

Text Changes:  
\$300.00

**ZONING DISTRICT CHANGES**

A Zoning District Change is a change to the zoning classification of a parcel or parcels of land which is reflected on the official Zoning Map for the Township. Applications for a Zoning District Change are made to Goshen Township. A pre-application conference is highly recommended. Such a conference can identify potential issues that could arise during the zone change process. The application must be signed by the property owner and 16 copies of the application and all attachments must be submitted to the Township. All requests for a zone change must also include a site plan review. All Zoning District Change requests must be for a specific use with a specific plan. A Zoning District Change request requires three public meetings. The process may take 3-6 months to complete depending on the complexity of the request.

## **Fees**

Single Family Home:  
\$400.00

Two Family Home:  
\$500.00

Multiple Family  
Residence:  
\$250.00/unit

Residential Alteration:  
\$50.00

Accessory Structures:  
\$50.00

New Commercial:  
(min \$200)  
\$.07/sq. ft.

Commercial Alteration:  
(min \$100)  
\$.07 sq. ft.

Fences:  
\$50.00

Home Occupation:  
\$20.00

Swimming Pools:  
\$50.00

New Business Permit:  
\$200.00

Non-Conforming Use  
Certificate:  
\$25.00

Minor Lot Splits:  
\$50.00

Zoning Compliance Letter:  
\$50.00

## **ZONING CERTIFICATES**

A Zoning Certificate ensures all construction within Goshen Township complies with its zoning regulations. A Zoning Certificate is required for all new construction. This includes: New Homes; Additions to Homes; New Apartments; New Commercial and Industrial Buildings; Additions to Commercial and Industrial Buildings; New Businesses; Home Occupations; Swimming Pools; Storage Sheds; Detached Garage; Signs, Permanent and Temporary. The list is not all inclusive, but does indicate the most common projects which require a Certificate. Unless a substantial structural change is involved, Zoning Certificates are not normally required for remodeling projects such as remodeling a kitchen or bath, new windows or a new roof.