

ACCESSORY USES, BUILDINGS, STRUCTURES

(1) Uses	(2) Buildings	(3) Structures
Home Occupation	Garage	Awning
Parking Lot	Storage	Canopy
Temporary	Temporary	Carport
		Deck
		Flag Poles
		Fence
		Patio
		Porch
		Temporary

Fees from the above (1), (2), (3):

For Residential Use or Building \$25.00 each with a maximum of \$75 for three(3) or more on the same application.

For Nonresidential Use or Building \$40.00 each with a maximum of \$120.00 for three(3) or more on the same application.

FEES FOR OTHER ACCESSORY USES, BUILDINGS, or STRUCTURES

	Residential	Non-Residential
1. Antennas:		
A. Antenna tower	\$25.00	\$50.00
B. Satellite Antenna	\$25.00	\$50.00
2. Walls	\$25.00	\$50.00
3. Swimming Pool(exclude portable)	\$25.00	\$50.00

The Fee for an accessory use, building, structure not established by this fee schedule shall be the same as the comparable fee already established.

EXEMPTIONS

No zoning permit/certificate shall be required for the following:

Flower/Vegetable Garden, BBQ Oven, Hedges or other plantings, Home workshops not conducted for gain, child's playhouse, arbors, play equipment, ornamental gates, pergolas, trellises, fireplaces, outdoor residential lighting, moderate earth moving and planting as part of landscaping.

OTHER FEES AND COSTS

1. Conditional Use : \$150.00
2. Variance \$150.00
3. Special Exception \$150.00

A. Planned Development Districts

- A. Projects involving ten(10) acres or less \$150.00
- B. Additional \$50.00 per ten(10) acres over ten(10)

B. Application for Zoning Amendment

1. Change of zoning for one(1) lot only \$150.00
2. Additional fee for each additional lot after the first lot. \$25.00

C. Development Permit

1. Cost \$500 and under \$15.00
2. Cost \$501 to \$1,000 \$30.00
3. Cost \$1,001 to \$25,000 \$30.00 plus \$6.00 for each \$1,000 in excess of \$1000
4. Cost \$25001 to \$100,000 \$174 plus \$5 for each \$1000 in excess of \$25000
5. Cost \$100,001 to \$500,000 \$549 plus \$2.50 for each \$1000 in excess of \$100,000
6. Cost \$500,001 and over \$1,549 plus \$1.75 for each \$1000 in excess of \$500,000

D. Building Permits

The Fee for building permits shall conform to the provisions for City of Reading Building Code

E. Certificate of Occupancy

Conditional or Permanent \$40.00

- e. Addition \$40.00
- f. Structural Alteration \$40.00

B. Non-Residential Buildings

Any Building or addition thereto up to and including:

- | | |
|-----------------------------|----------|
| 1. 5,000 sq. ft. | \$100.00 |
| 2. 5,001 to 10,000 sq. ft. | \$150.00 |
| 3. 10,001 to 15,000 sq. ft. | \$200.00 |
| 4. 15,001 to 20,000 sq. ft. | \$250.00 |
| 5. 20,001 sq. ft. and above | \$300.00 |

Calculation of Square Feet

1. The square feet of each floor of a proposed nonresidential building shall be used to calculate the total square feet for the fee.
2. The square feet of a proposed addition to an existing non-residential building shall be used to calculate the fee.

OTHER ZONING FEES

1. Land use, not involving any building or structure \$40.00
2. Change in use of building or land \$40.00
3. Occupancy Change \$40.00
4. Fuel oil storage tanks, waste oil storage and gasoline tanks (new installation or replacement above or below ground)
 - a. First Tank \$100.00
 - b. Each additional tank \$50.00
5. Signs
 - a. Permanent \$40.00
 - b. Temporary \$40.00
 - c. Sign Change \$40.00



The City of Reading

Building and Zoning

1000 Market Street* Reading, Ohio 45215

513-733-3725

ZONING AND USE APPROVAL APPLICATION

Application Number: _____ Date: _____

Property Address: _____

Property Owner: _____

Business Name: _____ Business Phone : _____

Applicant: _____

Applicant Address: _____

Contact Info: PH _____ Fax _____ Email _____

Zoning: _____

Previous Use: _____

Intended Use(be specific): _____

Sq. Footage: _____ Floors: _____ Max # Employees on Site: _____

Off Street Parking Space Provided: _____

Alteration of Construction to be completed: YES NO

If yes, a building permit must be filed, including 4 sets of plans, showing all changes to the space.

Describe any use that will cause odor, dust, or noise to be emitted to the atmosphere: _____

Hazardous materials or chemicals to be used or stored on site or within building: YES NO

If yes, all respective material safety data must be attached to this application.

The undersigned applicant certifies that the site and existing use data herein submitted are in all respects true and accurate to their knowledge and belief.

Applicant Name _____

Signature _____ Date _____

Fee: _____ Paid Cash Check # _____



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Building and Zoning

1000 Market Street* Reading, Ohio 45215

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ZONING AND USE APPROVAL APPLICATION

Application Number: _____ Date: _____

Departmental Reviews

ZONING : _____ Date _____

BUILDING : _____ Date _____

FIRE : _____ Date _____

POLICE : _____ Date _____

TAX : _____ Date _____

Water : _____ Date _____

Comments/Notes _____

Approved: _____

Building Official

Date: _____

**APPLICATION FOR APPEAL TO
CITY OF READING BOARD OF ZONING APPEALS**

LOCATION:

Book _____ Page _____ Parcel Number _____

Address of property in question: _____

Name of Applicant: _____

Address of Applicant: _____

Name of Owner of property in question: _____

Address of Owner of property in question: _____

USE:

_____ Residential _____ Commercial

EXISTING ZONING DESIGNATION:

___ Res. "A" ___ Res. "B" ___ Res. "C" ___ Res. "D" ___ Res. "E"

___ Bus. "A" ___ Bus. "B" ___ Bus. "C" ___ Bus. "D" ___ Lt. Ind.

___ Hvy. Ind. ___ Public/Institutional ___ PPD

DESCRIPTION OF APPEAL:

Code Section(s) to be appealed: _____

This appeal specifically is requesting a variance for which of the following (circle appropriate)

- Building Height
- Lot & Yard Regulations
 - Lot Frontage
 - Front Yard
 - Side Yard Setbacks
 - Rear Yard Setbacks
 - Corner Lot
- Off-Street Parking
- Signs
- Fences/Walls
- Other

Describe in detail work to be performed: _____

over →

I hereby depose and say that all the above statements and the statement contained in all the exhibits transmitted herewith are true.

(Applicant) _____

(Applicant) _____

Sworn to and subscribed before me, this _____ day of _____, 20_____

(Notary Public) _____

My commission expires _____



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Building and Zoning

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513-733-3725

ZONING PERMIT APPLICATION

Application Number: _____ Date: _____

Project Address: _____ Zoned As: _____

Property Owner: _____

Applicant: _____

Applicant Address: _____

Contact Info:

PH: _____ FAX: _____ EMAIL _____

- Proposed Use: New Construction Accessory Structure(Shed,Garage,Gazebo) Fence
- Swimming Pool Driveway/Sidewalk Patio/Deck
- Permanent Sign Temporary Sign-Dates of Display _____
- Awning/Canopy Other _____

Description of Work: _____

**A site plan, drawn to scale, showing the actual dimensions and shape of the lot, property lines, exact sizes and locations of existing buildings on the lot, and the location and dimensions of the proposed buildings, alterations, fence, or sign is required at the time of application.

Dimensions of Work: Height _____ Width _____ Square Footage _____

Dimension of Lot: Depth _____ Width _____ Area _____

Percent of Lot Occupied: _____ Existing Use: _____

Easements, Covenants, Deed Restrictions, or Agreements on Property YES NO

Off Street Parking Provided YES NO COMMERCIAL RESIDENTIAL

Property Located in a Flood Area YES NO

The undersigned applies for a zoning permit for the above use and agrees to complete all work in compliance with the Reading Zoning Regulations. Said permit to be issued on the basis of the information contained within this application. The applicant hereby certifies that all information and attachment(s) are true and correct.

SIGNATURE: _____ DATE: _____

Application Fee: _____ PAID Cash Check # _____



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