

**OFFICE OF ZONING DEPARTMENT
BERLIN TOWNSHIP
P.O. Box 216
Berlin Hts., OH 44814
Phone #419-588-2097**

In Berlin Township, to build a house or accessory building, the owner must comply by providing the following:

1. Copy of the Deed of Record
2. Driveway Permit
3. Septic Tank Permit (Erie County Health Department)
4. OWNER MUST FURNISH THE FOLLOWING:
 - A. Drawing of Plot showing lot dimensions, size of house or accessory building, and location of lot.
 - B. Minimum of square footage of living area must be 1,200 square foot.
 - C. Show on plot any existing buildings.
5. Accessory Buildings may NOT be closer to the road than the house.
6. Estimated cost of any building MUST be given.
7. Zoning Inspector must make an ON-SITE inspection verifying measurements PRIOR to commencing construction and before foundation is installed.
8. ANY CONSTRUCTION COMMENCING BEFORE A PERMIT IS ISSUED WILL RESULT IN A LATE FILING FEE BEING CHARGED.

SET BACK & LOT REQUIREMENTS IN BERLIN TOWNSHIP

Minimum 200 ft. of frontage and 1 ½ acres
Minimum side yard 35 ft. from property line
Minimum rear yard 50 ft. from property line
Minimum front yard 50 ft. from road right of way

*** Note: No Zoning Permit is required for accessory buildings 120 square feet or less

*** COST OF PERMIT is \$10.00 plus \$.10 per square foot of area in a check payable to Berlin Township

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419-588-2097