

ZONING QUESTIONS

Q: Is my lot buildable?

A: Most lots are buildable as long as you can meet the zoning requirements for the district in which the property lies. You will need to provide a proposed site plan drawing showing all existing and proposed structures, with dimensions of all, and distance from property lines clearly marked for review by the Zoning Administrator to determine if your plans will meet the requirements for the zoning district.

Q: Can I build what I want on my property?

A: A better question is: What zoning restrictions apply to my property? Silver Creek Township is a zoned community and as such, there are rules and restrictions on how a property can be developed. If you can meet all of the requirements that pertain to the zoning district in which your property lies, then you can build what you want on your property.

Q: Can I place a yard barn or build a garage, pole barn, or other accessory structure on my vacant lot?

A: No, there must be a primary structure on the property before any accessory structure can be added.

Q: Can I camp on my vacant property?

A: No, you must have access to the sanitary facilities of a primary structure on the property, in order to camp.

Q: Can I camp on my property where my house is?

A: Yes, as long as you have access to the sanitary facilities of your home, you may camp for up to 14 days, per calendar year.

Q: My neighbor just built a deck, garage, house, etc. and it is blocking my view....what can I do about it?

A: Nothing, your view is from property line to property line. You do not own your neighbor's property, therefore you do not own their view.

Q: Can I build a 2-story garage?

A: No, your garage height is a maximum of 10' measured from the garage floor to the top of the top plate. The exceptions are a Mansford style roof or attic trusses which will allow a "bonus" room in the space created by the configuration of the roof trusses.

Q: Can I have a bathroom in my garage?

A: Yes, but it must be on the ground level and can only be a toilet and sink/vanity. No shower stalls or tubs are permitted.

Q: Can I build a garage across the street from my house in waterfront district?

A: Yes, as long as your lot across the street is continuous with the lot on which the primary structure is located.

Q: I already have an attached garage, can I now build a detached garage or pole barn on my property?

A: Yes, however the square footage of your attached garage counts toward the maximum square footage allowed for accessory structures in the zoning district in which the property lies. For example: in Waterfront District, the maximum square footage of accessory structures allowed is 1500, split between two structures. So, if you have a 24 x 24 attached garage that equals 576 sf leaving 924 sf for another accessory structure. This structure still must meet set-back requirements and total lot coverage restrictions.

Q: What are my options if I cannot meet the requirements of the zoning ordinance?

A: You can apply for a variance from the Zoning Board of Appeals. The application is only available from the Zoning Administrator and the cost for the hearing is \$600 and is non-refundable. There is no guarantee that your variance request will be granted. The variance request can be granted as requested, denied as requested, or a lesser variance can be granted.