

COVENTRY TOWNSHIP ZONING

BUSINESS AND INDUSTRIAL CONSTRUCTION EXAMPLE PLAN

DISTRICT	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
B-1	30 FT *	10 FT **	20 FT
B-2	40 FT *	10 FT **	20 FT
B-3	50 FT *	10 FT **	20 FT

* 50 FT if a County or State Highway
 ** 20 FT if adjacent to Residential

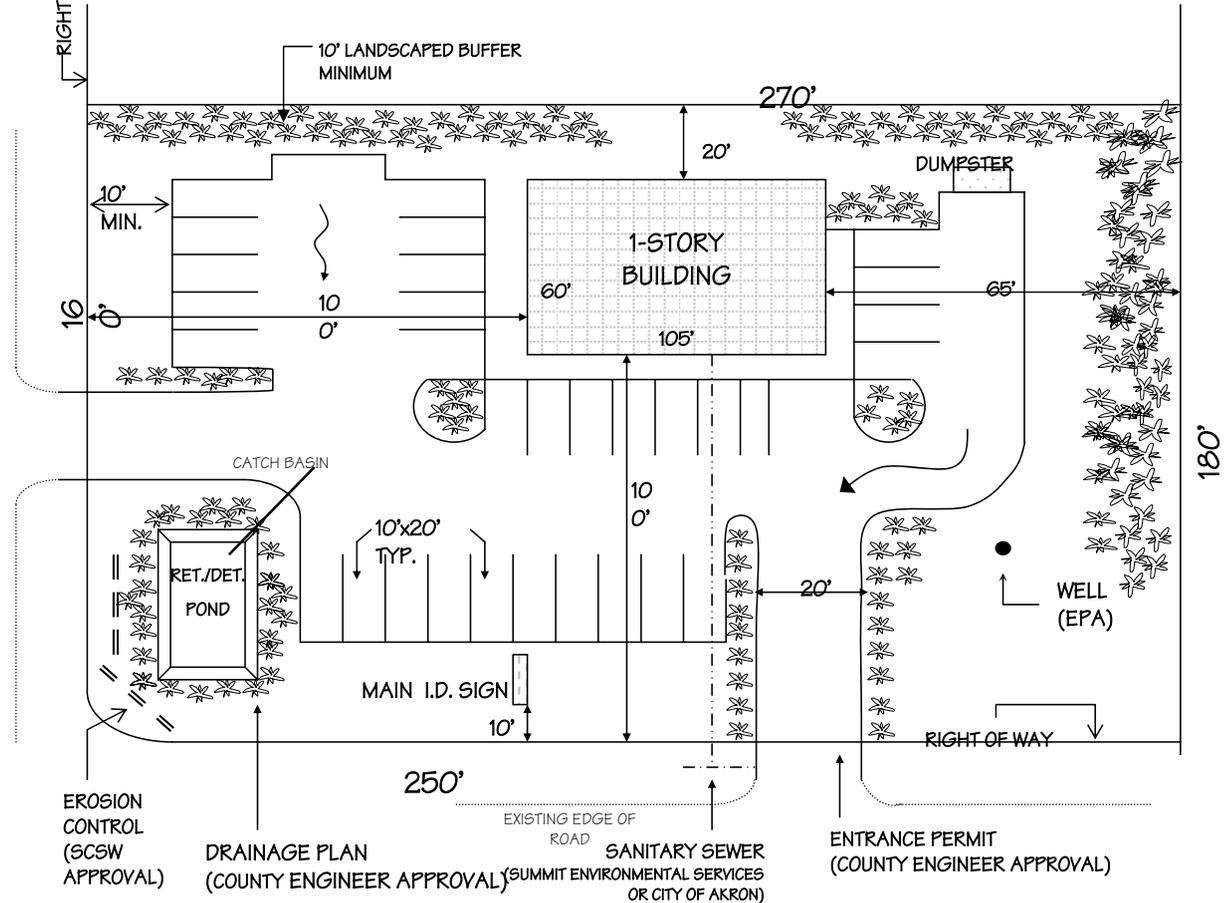
ALL BUSINESS PROPERTIES MUST CONTAIN ONE HALF ACRE IF ON SANITARY SEWER.

IF NO SANITARY SEWER IS AVAILABLE THE BUSINESS PROPERTY MUST BE ONE ACRE.

AN ELEVATION VIEW IS REQUIRED FOR ALL COMMERCIAL PERMITS.

A COMPLETE SET OF PLANS MUST BE SUBMITTED TO COVENTRY FIRE DEPT. FOR REVIEW.

A PARKING LOT STRIPING PLAN MUST BE SUBMITTED, EVEN IF PROPOSING A GRAVEL SURFACE.



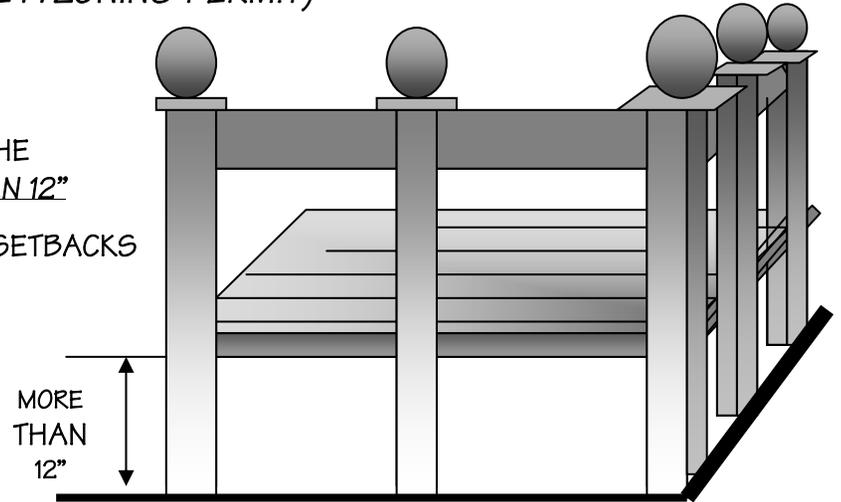
COVENTRY TOWNSHIP ZONING

DECK AND PATIO SPECIFICATIONS

(DECKS AND PATIOS REQUIRE A ZONING PERMIT)

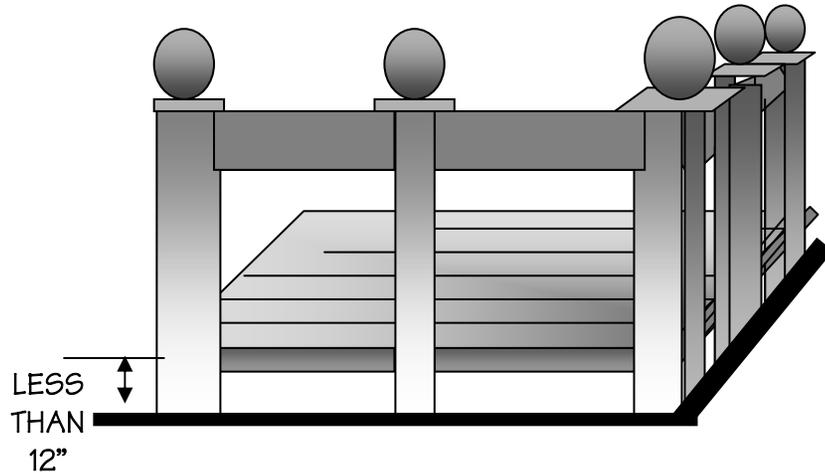
DECK

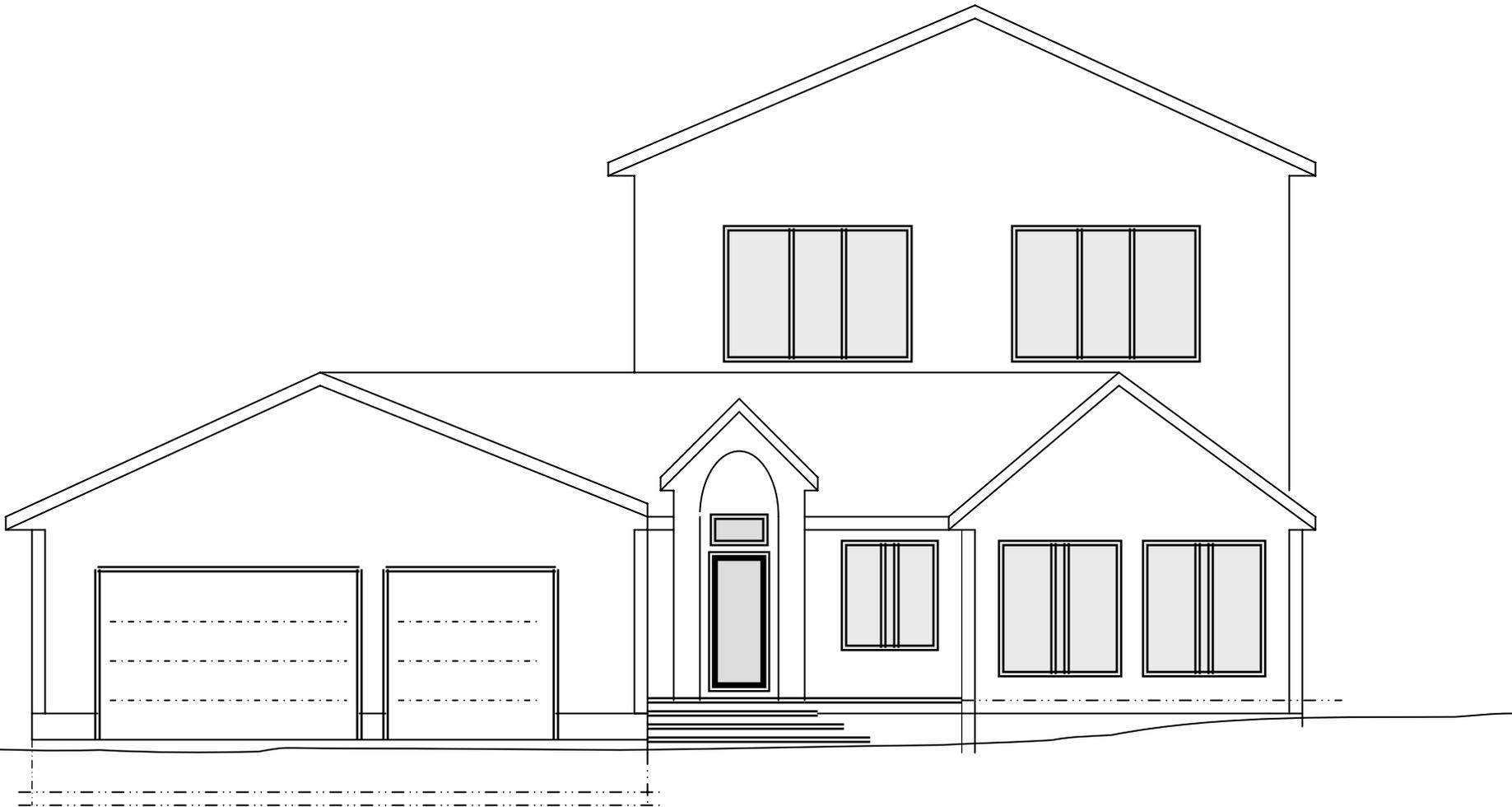
- RAISED OFF OF THE GROUND MORE THAN 12"
- MUST MEET ALL SETBACKS



PATIO

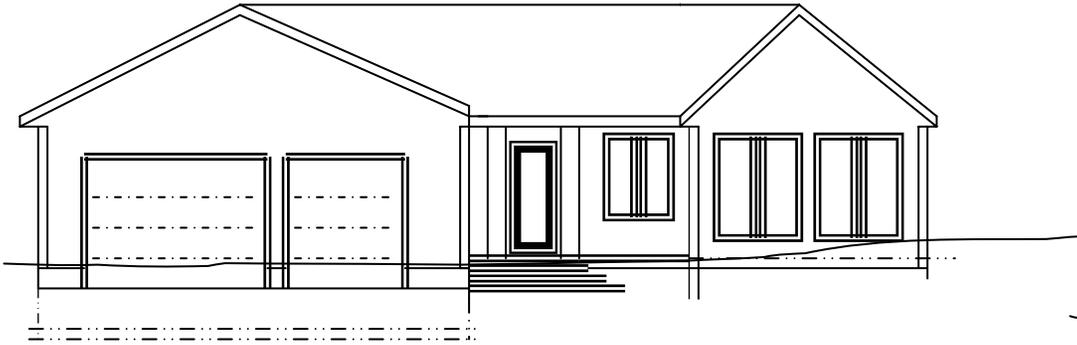
- IS CLASSIFIED AS BEING LESS THAN 12" OFF OF THE GROUND.
- NOT REQUIRED TO MEET SETBACKS



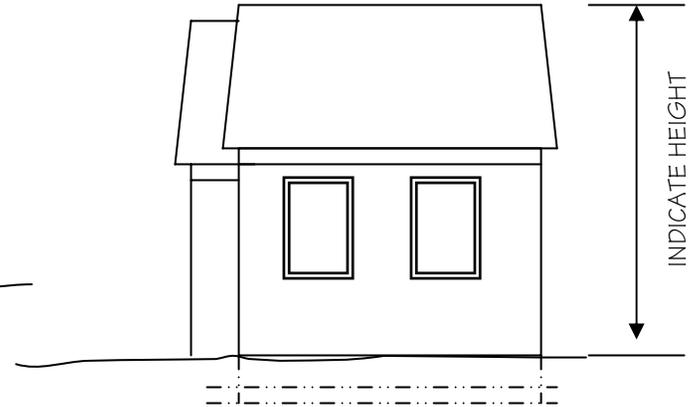


Coventry Township Zoning

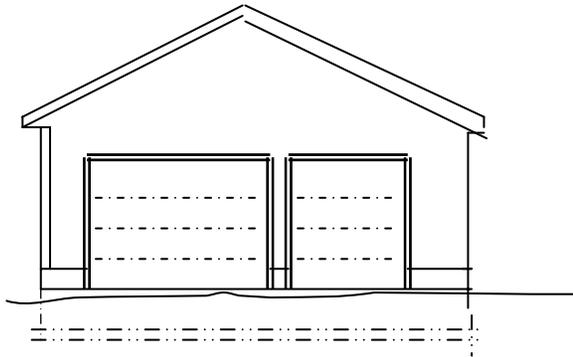
EXAMPLE ELEVATION PLAN



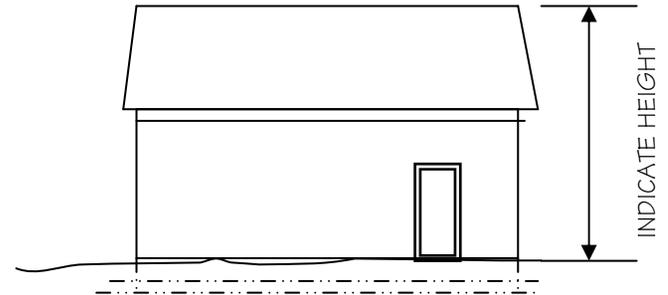
Front View



Side View



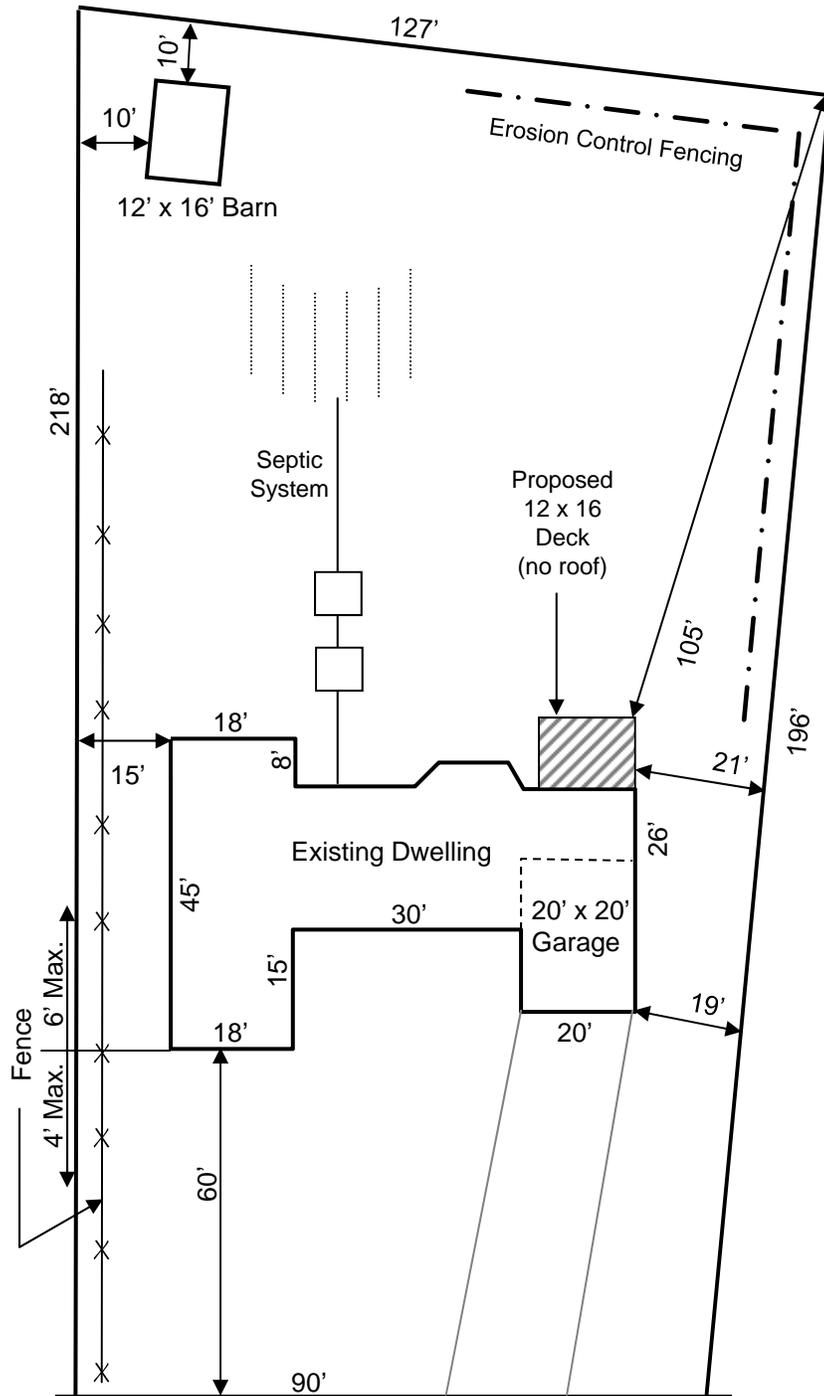
Garage Front View



Garage Side View

Coventry Township Zoning

EXAMPLE SITE PLAN



2929 S. Main Street

See 'Steps in Residential Construction Process'

PLEASE NOTE

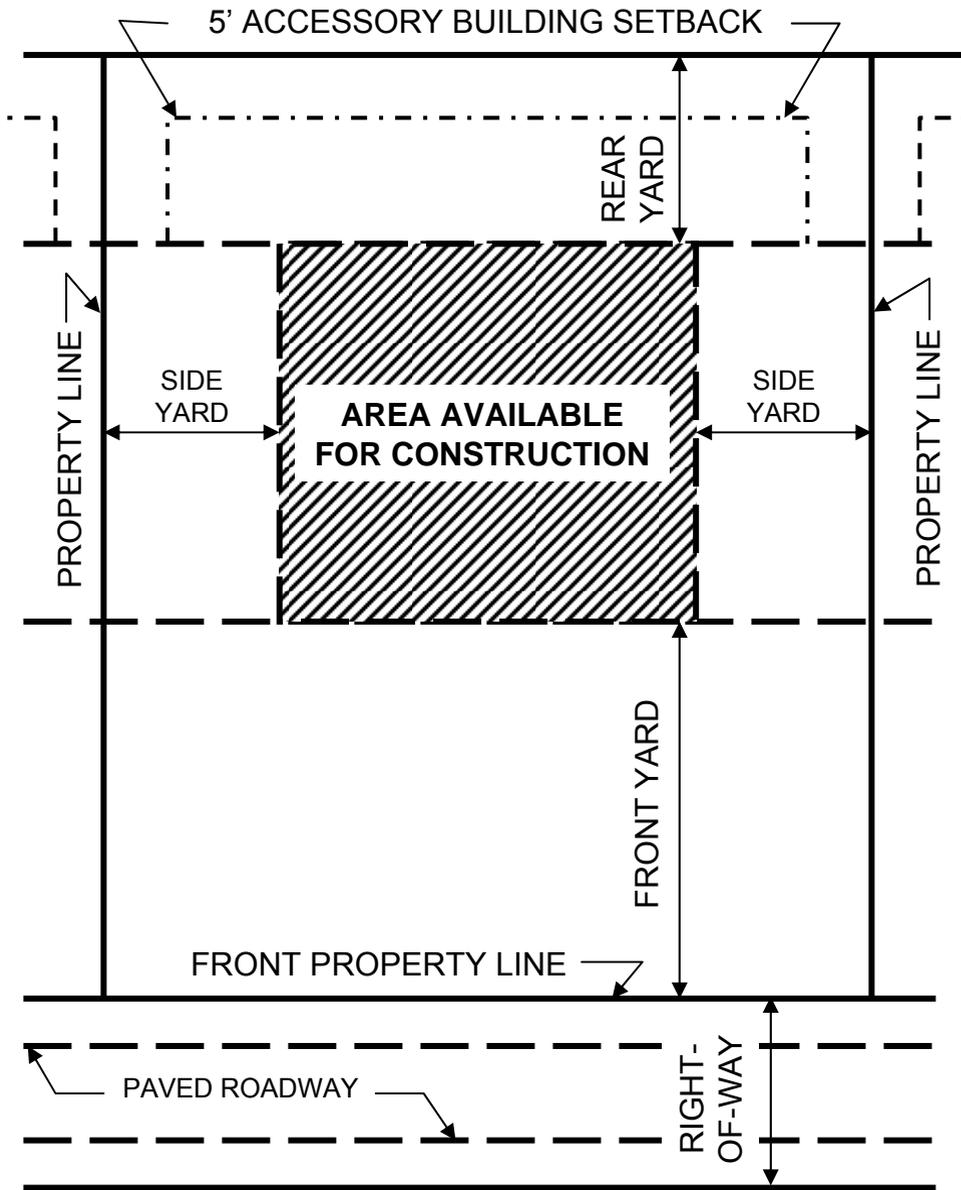
- A site plan showing proposed construction with distances from the property lines and an elevation drawing (side view) are required when applying for a Zoning Permit.
- A site inspection will be made before issuance of the Zoning Permit.

• Indicate any streams, channels, canals, ponds or other bodies of water that are either on or adjacent to your property and show erosion control measures

• Indicate the approximate location of the septic system.

Coventry Township Zoning

330-644-0785, ext. 2



MINIMUM RESIDENTIAL SETBACK REQUIREMENTS					
DISTRICT	FRONT	SIDE	REAR	AREA	HEIGHT
R-1	60'	15'	45'	30,000 sq. ft.	30'
R-2	40'	10'	40'	20,000 sq. ft.	30'
R-3	30'	8'	25'	12,000 sq. ft.	30'

- Lots of Record, created before 1957, are not required to meet the minimum area requirement.
- If existing structures on **both** sides of a property are located closer than the required front setback, that property may build in line with the adjacent structures.
- The total floor area of all garages on a property may not exceed 768 square feet.
- The total floor area of all accessory buildings (sheds) on a property may not exceed 200 square feet.
- Detached garages and other accessory buildings may not exceed 15 feet in height to the peak of the structure. Garages and accessory buildings must be located behind the main building.

➤ A Coventry Township Zoning Permit and a Summit County Permit are Required for any construction in Coventry Township. A Township Zoning Permit must be issued before a Summit County Building Permit can be issued. The Summit County Building Department is located at 1030 E. Tallmadge Avenue and can be reached at 330-630-7280.