

Washington Township, Licking County

Zoning Resolution Update 2025-02

Temporary Living and Temporary/Accessory Structures

Proposed by Zoning Commission

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Section 17.4 Temporary ~~Building~~ Structures

Temporary structures or uses are permitted in any District for a purpose or use that does not conform to the regulations prescribed elsewhere in this Resolution, provided that the use be of a temporary nature and involves the erection of a structure that can be entirely removed at the conclusion of the event or use. "Temporary" means more than thirty (30) days but less than six (6) months. The Zoning Inspector may grant, upon application, a Zoning Certificate for such use in the form of a Terminable Permit for not more than a twelve (12) month period, or one (1) six (6)-month period, renewable one (1) time only for not more than six (6) months. Construction trailers used during the time of construction of a permanent dwelling are exempted from these requirements, provided that these kinds of structures are vacated and removed within a twelve (12)-month period. If additional time is needed, a six (6)-month extension can be granted providing a Permit is applied for and granted.

~~Temporary buildings, construction trailers, equipment, and materials used in conjunction with construction work only may be permitted in any district during the period construction work is in progress, but such temporary facilities shall be removed upon completion of the construction work. Storage of such facilities or equipment beyond the completion date of the project shall require a zoning permit authorized by the Zoning Inspector.~~

Section 17.32 Accessory Buildings or Structures

Accessory buildings and structures shall be distant at least six feet from any dwelling situated on the same lot unless an integrated part thereof; at least six feet from any other accessory building and at least ten feet from any lot lines of adjoining lots. Landscaping or screening provisions should also be reviewed for business and manufacturing uses.

Any non-agricultural accessory building over one hundred fifty-five (155) square feet requires a zoning certificate. All accessory buildings must meet the zoning resolution setbacks for the district in which they are located.

Section 17.36 Temporary Residence During Construction

A trailer coach, recreational vehicle, garage, basement or temporary structure may be temporarily used as a residence on a lot while a dwelling is being constructed thereon, but such use shall not be continued for more than twelve (12) months unless renewal is granted by the Zoning Inspector. Renewal requires that progress towards dwelling completion can be presented. All temporary residences must meet the zoning resolution setbacks for the district in which they are located, and the provisions of the Licking County Board of Health. A separate Zoning Certificate shall be required for the use of temporary dwelling quarters.

Section 17.37 Temporary Visitors

Not more than one (1) trailer coach or recreational vehicle may be temporarily used as a residence by a visitor on occupied property owned, leased or rented by a resident of the Township for a period of thirty (30) days, provided that:

A. All provisions of the Licking County Health Board are complied with.

B. The Zoning Inspector may issue a “Temporary Visitors Zoning Certificate” after a period of thirty (30) days for up to a twelve (12)-month period, subject to renewal by the Zoning Inspector given that progress towards leaving the site can be presented. Township fee schedule applies.

C. All temporary residencies must meet the zoning resolution setbacks for the district in which they are located.

TRAILER COACH: A type of recreational vehicle, often a camper, that is designed to be towed behind another vehicle.

RECREATIONAL VEHICLE: A type of recreational vehicle, often a mobile home, that is not designed to be towed behind another vehicle.

BEGINNING OF CONSTRUCTION: The incorporation of labor and material within the walls of the building or buildings; the incorporation of labor and materials at the site, lot or parcel where a building is to be constructed;