

Zoning Questions & Answers

Q. Do I need to complete an application?

A. Yes. ALL structures, including, but not limited to a shed, fence, retaining wall, garage, porch, an addition to the existing house, adding or removing windows and doors, etc. must go to the Planning Commission for approval prior to construction. Be prepared to verify your property lines. All projects must be staked-out prior to the Village's inspection. The zoning permit must be displayed throughout the project and until completion.

Q. What is the purpose of a zoning and/or building permit?

A. Permits allow for the enforcement of codes which have been adopted as law by the Village of Silver Lake for the benefit of all residents. The enforcement of codes is carried out to protect the public health, safety and welfare. The Village of Silver Lake and the Summit County Building Department are required to assure safe construction.

Q. Who obtains the actual zoning permit?

A. The property owner or general contractor or subcontractor may take out a zoning permit.

Q. Do I need a permit for an accessory use structure, i.e., shed, detached garage, gazebo?

A. Yes. ALL accessory use structures require a zoning permit. Accessory structures less than 100 square feet are exempted from the building permit requirement but must meet all other requirements as set forth in Chapter 11 of the Planning and Zoning Code. Structures more than 144 square feet up to 500 square feet are conditionally permitted (requiring notice to neighboring property owners) and require a zoning permit and a building permit. An accessory structure more than 500 square feet will require Board of Zoning Appeals approval.

Q. Do I need a permit to build a deck?

A. Yes. ALL decks require a zoning and a building permit.

Q. Do I need a permit to install a fence in my yard?

A. Yes. A zoning permit is required for all fence type structures. A building permit is NOT required.

Q. Do I need a permit to re-roof my home?

A. Yes. A building permit must be obtained from the Summit County Building Department. A zoning permit is not required from the Village.

Q. Do I need a permit to install siding or new windows on my house?

A. Siding does not require a zoning permit; HOWEVER, a building permit must first be obtained from the Summit County Building Department. New windows DO require a zoning permit. A zoning permit is NOT required for replacement windows if the existing window opening is not being altered.

Q. How do I obtain a zoning permit?

A. A packet of information is available at Village Hall. Complete the Application for Zoning Permit; submit the proper plans as noted on the application and the application fee. The Planning and Zoning Commission reviews all plans submitted. The Planning and Zoning Commission meets the 2nd and 4th Monday of each month at 6:00 p.m.

Q. What is the next step once my plans have been approved by the Planning and Zoning Commission?

A. Before a zoning permit can be issued, property pins must be located and marked and the proposed project must be identified with stakes, string or sprayed for the Zoning Inspector's approval.

Q. What do I do with my permit after I receive approval?

A. All permits must be posted on the applicant's home in a location that is visible from the street.