

Boston Township

Zoning Department

1775 Main St PO Box 123, Peninsula, OH 44264 • (330) 657-2059

APPLICATION REQUIREMENTS

Home Occupation — Type II

Based on the Boston Township Zoning Resolution, Rev. March 5, 2025 • Printed September 30, 2026

A home business permitted by right with a zoning permit. Required for outdoor equipment or storage, noise or odors, work in an accessory building, and in-person services such as counseling, hair styling or tutoring.

WHO DECIDES

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| ☐ The Zoning Inspector, by zoning permit. | §512(a)(2), §902.02 |
| ☐ A Type I home occupation (occupants only, none of the Type II characteristics) needs no permit. | §512(a)(1), (c) |

EVERY ZONING PERMIT APPLICATION

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| ☐ File with the Township Zoning Clerk before any work begins. Work begun first adds a penalty of 50% of the permit fee, and building or using land without a permit is a misdemeanor of up to \$500 for each day it continues. | §902(a), §902.01, §905, §905.03 |
| ☐ A completed, signed application: applicant name, address and telephone; legal description; site address; existing use; proposed use(s); zoning district; building height; number of dwelling units. Signed by the owner, or by an agent with the owner's written authority. | §902.01(a)-(f), (h), (i) |
| ☐ Plans drawn to scale, showing the lot's actual dimensions and shape, the existing buildings, the proposed building or alteration, and the required yard and setback lines. | §902.01(g) |
| ☐ 3 full-size and 5 half-size copies of the drawings, plus a digital copy. Every application files the same set. | Township submission standard (in place of the copy counts in §902.01(g), §803.05 and §1002) |
| ☐ A copy of the deed or legal description. | §902.01(b) |
| ☐ The fee from the Township fee schedule. No action is taken until every fee is paid, so the review time does not start before then. | §904 |

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| ☐ Land within 300 feet of the centerline of a certified state highway project, or 500 feet of its intersection with a public road: the Inspector notifies the Ohio Director of Transportation and may not issue for 120 days unless cleared sooner. | §902.03 |
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WHAT TO FILE FOR THIS TYPE

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| ☐ A description of the business, the floor area used, employees, customer hours, outdoor storage and vehicles. Each of these is written into the permit. | §512 (table) |
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WHAT IS REVIEWED

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| ☐ The dwelling is the primary residence of the owner and operator, and the business is clearly incidental to living there. | §512(d)(1)-(2) |
| ☐ Occupants plus no more than one non-resident employee on site. | §512 (table) |
| ☐ Home occupation space, in the house and any accessory building together, no more than 35% of the dwelling's habitable floor area. | §512 (table) |
| ☐ Customers by appointment, 7 a.m. to 7 p.m., no more than two at a time; outdoor storage in the rear yard only, screened, up to 400 square feet; one trailer and one single-axle truck. | §512 (table) |
| ☐ Allowed in the Residential, Village Residential and Business Corridor districts. In the Economic Activity District a home occupation is a conditional use under the standards of §802(a). | §512 (table),
§601.01(b)-(c), §1502.05 |
| ☐ The business may use an accessory building, within the 35% limit. | §512 (table) |
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AFTER THE PERMIT ISSUES

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| ☐ No Certificate of Appropriateness (occupancy permit) is needed for a home occupation. | §903(b) |
| ☐ A refusal may be appealed to the Board of Zoning Appeals within 20 days. | §907.01 |
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Each line names the section of the Zoning Resolution it rests on, or the outside agency where the requirement is not the township's. This sheet summarizes; the Resolution governs. Ask the Zoning Inspector which items apply to your project — (330) 657-2059.