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 November 20, 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

☐ 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

☐ 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**

☐	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**

WHAT TO FILE FOR THIS TYPE

☐	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)**

WHAT IS REVIEWED

☐	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)**

AFTER THE PERMIT ISSUES

☐	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**

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.