

**\*\*If You Are Planning To Replace Your Roof, Please Contact The City Of Massillon Building Department For Permits\*\***

Welcome to the City of Canal Fulton Planning and Zoning Department. Please find below a number of tools for your use in navigating the zoning process. There is an interactive zoning map which can be utilized to determine which zoning district your property is in. Also listed here are the ordinances for some of the more common zoning applications. When you are ready to fill out your zoning application use the link below. You will be able to apply and pay for all zoning fees online. If you have any questions, please call the zoning office.

[Zoning Applications](#)

[Site Plan Review Checklist](#)

### **Search Instructions:**

To search a property, enter an address into the search box below and select. Once the address appears on the screen, click on the blue dot with the correct numbering (it may be hidden by the dialog box that pops up so you will need to exit out of that box). Click on the blue dot. Use the arrow on the top right of the dialog box to click through to find the zoning district of the property.

\*Please note: if you live or think that you live in the historic district, special rules apply, and you should contact the zoning office.

[View larger map](#)

### **Board Of Zoning Appeals:**

Meets every third Wednesday of the month. The deadline to submit all appeals applications is 14 (fourteen) days beforehand.

### **HPC And Planning Commission:**

Meets every third Thursday of the month. The deadline to submit all applications for HPC or Planning Commission is 14 (fourteen) days beforehand.

### **City Engineer:**

Keith Dylewski

CIVPRO ENGINEERING

4450 Belden Village Street NW

Suite 800

Building Department

City of Massillon

330-830-1724

## **Frequently Used Zoning Ordinances**

### **1187.16 Accessory Building.**

Accessory buildings and/or dish type satellite signal receiving stations which are not part of the main building shall not be located closer than fifteen feet from the main building, may not be built within eight feet of the rear and side lot lines and must conform to the front yard building setback line. An accessory building and/or dish type satellite signal receiving station which is not part of the main building shall not occupy more than thirty percent (30%) of the required rear yard, or 800 square feet, whichever is less, and shall not be located nearer than sixty feet from any front lot line or side street lot line. Accessory buildings and/or dish type satellite signal receiving stations in residence districts shall be limited to fifteen feet in height, unless a greater height is authorized by the Board of Zoning Appeals. This height limitation does not apply to roof-mounted or antenna-mounted dish type satellite signal receiving stations that are designed to withstand a wind force of eighty-five miles per hour.

(Ord. 48-84. Passed 12-18-84; Ord. 23-87. Passed 5-19-87.)

### **1187.21 Swimming Pools.**

(a) Public or private in-ground or above-ground swimming, wading or other pools having the minimum capacity to contain twenty-six inches of water depth shall require a permit, shall not be located in the front yard and shall conform to the following:

(1) Eight foot side and rear lot lines.

(2) Above-ground pools exclusive of any decks going part way around or all the way around may be not built within eight feet of the rear or side lot lines.

(3) In-ground pools may not have any below grade exterior wall built within eight feet of the rear or side lot lines.

The construction, plumbing and electrical requirements and other safety facilities shall be regulated by the county or state codes.

(b) All outdoor swimming pools with a minimum capacity to contain twenty-six inches of water depth shall be enclosed with fencing. In-ground pools and the area immediately surrounding the pool shall be enclosed by a fence having a minimum height of four feet. Above-ground pools shall have a rigid sidewall/fence height of a minimum of four feet. Above-ground pools shall be equipped with a locked gate or ladder, which shall be secured to prevent entry when the pool is not in use. A removable ladder may be substituted.

(Ord. 10-08. Passed 5-6-08.)

### **1187.22 Fences, Walls, And Hedges.**

(a) Fences, walls and hedges may be permitted in any required yard, or along the edge of any yard, provided that no fence, wall or hedge along the sides or front edge of any front yard shall be over two and one-half feet in height.

(Ord. 22-1972. Passed 8-1-72.)

(b) Fences, walls or hedges may be permitted along the side or rear lot lines to a height of not more than six feet above the grade, and that any fence, wall or hedge shall be well maintained, will be harmonious and appropriate in appearance with the existing character of the immediate area in which it is to be located, and will not be hazardous or disturbing to existing or future neighboring uses.

(Ord. 31-98. Passed 9-1-98.)

(c) Informal planting may be higher than six feet.

(Ord. 22-1972. Passed 8-1-72; Ord. 12-13. Passed 5-21-13.)

### **1187.27 Residential Utility Barns Or Sheds.**

(a) Residential utility barns or sheds are defined as structures with no permanent foundation, commonly with wooden skid runners used as floor joists placed in direct ground contact. These structures shall further be defined as having at least twenty-four square feet in area.

(b) Such structures shall not be permitted in the front or side yards in residential zones.

(c) If a structure is detached from the main dwelling unit, it must maintain at least four foot minimum setback requirement from the side and rear property lines and this four foot area

must be maintained with the same appearance as the rest of the yard.

(d) A residential utility barn or shed attached or butted up to the rear of the main dwelling unit will be considered “attached” to it and will be required to maintain the same setback as the dwelling unit.

(e) A residential utility barn or shed shall have an area no greater than 150 square feet or thirty percent (30%) of the rear yard, whichever is less and shall not exceed twelve feet in height.

(Ord. 32-98. Passed 9-1-98.)

### **1187.28 Residential Decks.**

(a) Open front, rear or side yard decks shall be permitted to extend into any required yard provided the following criteria are met:

- (1) Such deck floor surface shall not exceed thirty-six inches in height.
- (2) Such decks shall not extend into the required front yard a distance of more than ten feet.
- (3) Such decks shall not come closer than two feet to the side and rear property lines.

(b) Decks over thirty-six inches in height shall comply with all zoning setback requirements as the main structure does according to the zone it is located, except that the rear set back line for the deck shall be twenty feet or as an option, the applicant may apply for flexible rear yard setbacks subject to requirements of the Planning Commission.

(Ord. 7-01. Passed 4-3-01.)

## **New Business Process**

### **Existing Space: No Renovations - No Sign**

- Application for Certificate of Compliance
- Business Registration Form
- Massillon Building Department
- Fire Department

### **Existing Space: No Renovations - Installing A Sign**

- Application for Certificate of Compliance
- Business Registration Form
- Massillon Building Department
- Fire Department
- Application for Sign
  - Historic District
    - Certificate of Appropriateness
    - Attend HPC Meeting

\*If you are asking for more than 1 (one) pole type sign and/or more than 1 (one) building applied sign you will need to apply for a variance and attend a BZA meeting.

### **Existing Space: Renovations - No Sign**

- Application for Certificate of Compliance
- Business Registration Form
- Massillon Building Department
- Fire Department

\*Interior only renovations no additional action

- Application for Zoning Certificate
  - Depending on renovations additional action may be required

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### **New Build**

- Business Registration Form
- Process starts with Site Plan Review

[View PDF](#)

## Directions

155 Market Street E  
Canal Fulton, OH 44614  
United States

[View in Google Maps](#)

**40.892172500169, -81.594814**