

Looking to build, expand or renovate a 1/2/3 family home?

We welcome your investment and want to make your permitting process as smooth as possible!

Below is a summary of permitting requirements and zoning standards in the City of Xenia.

Permits Required

- **City of Xenia:** Zoning (new construction, expansion and exterior remodeling/residing), Water/Sewer Tap (new construction), Driveway Approach/Sidewalk as applicable
- **Greene County Department of Building Regulation:** Residential Building Plan Approval (new construction, expansion and remodeling), Residential Electric, Residential Gas Line, Residential HVAC as applicable
- **Greene County Public Health:** Plumbing as applicable

Permit Application Instructions

- **Start here:** www.explorexenia.com – Click Permits
- Upload site plan, floorplan, and elevation drawings
- Online application will direct you to appropriate additional applications and instructions for Greene County permits

Architectural Standards (New Construction)

- Up to 50% of front façade can be vinyl/metal siding
- Front façade must have at least one of the following: Dormer window, cupola, wall projection/recess of at least 2 ft., covered porch/balcony, pillar/post/pilaster or bay window.
- Infill Development (blocks more than 50% developed):
 - Blocks more than 75% developed with dwellings that do not meet architectural standards: New dwelling’s siding may be similar to predominant existing siding
 - If majority of existing dwellings have front porches, new dwelling must have front porch with similar dimensions
 - New dwelling must not be more than 20% shorter, wider, or narrower than averages of existing homes on same block.
 - Main entrance must be oriented toward a street.

Architectural Standards (Expansions/Remodeling)

- Exterior residing/remodeling without expansion: New materials must be similar to materials being replaced or follow the above new construction standards
- Expansions: New materials must be similar to façade that is being expanded



General Development Standards

Zoning District	Minimum Setbacks (ft.)			Max. Height (ft.) ¹	Minimum Livable Area (sq. ft.)
	Front	Side	Rear		
A-1	50	50	40	35	none
R-1A	35	10	40	35	2,000
R-1B	25	6	35	35	1,600
R-1C	25	6	30	35	1,400
R-1D	25	5	30	35	1,200
R-2 and R-3	25	6	30	35	1-family: 1,400 2-family: 800 3-family Studio: 500 1-bedroom: 600 2-bedroom: 750 3-bedroom: 900 4+bedroom: 1,100

¹Building heights are the maximum heights except as provided in Section 1226.01(a)(6): Height Measurement and Exceptions.

APPLYING FOR A PERMIT? START HERE: WWW.EXPLOREXENIA.COM – CLICK PERMITS

QUESTIONS? GIVE US A CALL AT 937.372.6389 OR STOP BY AT 107 EAST MAIN STREET, XENIA, OHIO
 BUILDING PERMIT INFO: GREENE COUNTY DEPT. OF BUILDING REGULATION, 937.562.7420
 PLUMBING PERMIT INFO: GREENE COUNTY PUBLIC HEALTH, 937.374.5607