



**Jerome Township**  
Union County, Ohio

9777 Industrial Parkway  
Plain City, Ohio 43064  
Office (614) 873-4480  
Fax (614) 873-8664

## Model Home

Application Form

Office Use Only:

Application #: \_\_\_\_\_ Date: \_\_\_\_\_

Fee: \$ \_\_\_\_\_ Check #: \_\_\_\_\_

**DIRECTIONS: Model home permits are issued by the Jerome Township Zoning Administrator. Please complete the following information, attach a copy of an approved sign design, and send completed form and check for the appropriate amount to address above.**

### A. Builder Information:

Owner/Developer: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### B. Model Home Information:

Development: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Address: \_\_\_\_\_ Lot # \_\_\_\_\_

Completion Date Estimate: \_\_\_\_\_ Term and Fee (circle one)  
Initial Term – 3 years - \$250.00  
Renewal Term 1 – year - \$ 75.00

### C. Builder Acknowledgement to Guidelines:

I hereby certify that I am the Owner/Developer, or authorized representative for, in connection with the above named project. I acknowledge that I have read, understand and agree to be bounded by the terms and conditions as outlined above.

Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

### D. Approved By:

Gary Smith: Jerome Township Zoning Administrator

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## **MODEL HOME RESTRICTIONS AND RULES:**

1. Minimum size of development - For a model home sign to be permitted the residential development shall contain a minimum of 10 platted lots constituting one development.
2. Model Home Use: A Model Home may be used by a builder or developer for the marketing and sale of lots and/or dwelling units located within the development. A Model Home may not be used as a dwelling. Resales of existing dwelling units within the development shall not be conducted from the model Home. The Model Home shall not be used to conduct sales of lots and/or dwelling outside of the Development, except as an incidental occasional use for the benefit and convenience of a builder's or developer's customers.
3. Hours of Operation – Model Homes shall not operate past 8:00 p.m. on any night. No Model Homes shall be open on Sunday to the general public before 12:00 noon.
4. Lighting – All exterior lighting must be “down lighting”, so that no light shall be cast onto adjoining residential properties. All exterior lighting shall be extinguished at the closing time of the Model Home, except that which is in character with exterior lighting found on surrounding homes.
5. Signage – signage may contain the logo and name of the builder or developer operating such Model Home and setting forth hours of operation and pertinent contact information. Model Home signs shall be a ground mounted monument sign, or a sign suspended from a braced inverted “L” type pole and shall not be illuminated by any means. Such signage shall be placed a minimum of 5 feet from any property line or Right-of-Way. Such signage shall not exceed sixteen (16) square feet of sign area per side and shall contain no more than two (2) back to back sides, shall not exceed more than 4' in height and shall have appropriate landscape treatments at its base.
6. Permit Renew: Limitation on use – Each Model Home shall be used as a Model Home only for the period of time set forth in the Zoning Permit issued for such Model Home by the Township Zoning Inspector, subject to such extensions as may be granted by the Township Zoning Inspector. At such time as the Model Home ceases or is no longer permitted to be used as a Model Home, all signage shall be promptly removed.
7. Zoning Permit – Each Model Home shall be required to obtain and maintain a Zoning Permit issued by the Township Zoning Inspector onsite.