Pools

Zoning permits are required for the installation of all above-ground or in-ground swimming pools. A "pool" is defined as one that exceeds one and one-half feet in depth and/or twelve feet in diameter and/or has an area of 100 square feet or more. (§ 154.059 (D) (10))

- An electrical permit is required for pools using filter systems.
- Pools permitted for the enjoyment of the occupants and guests of the dwelling.
- Pools must be located in the rear yard, at least sixty feet from the front property line.
- A minimum distance of ten (10') feet is required between the pool and other structures, including the dwelling.
- Pools must be a minimum of fifteen (15') feet from the side and rear property lines. (This measurement is from the property line to the edge of the water.)
- Decks, patios or walkways around the pool may be as close as three (3') feet to the property line. However, if closer than eight (8') feet, the deck, patio or walkways must be screened from the adjoining properties.
- Pools are not permitted within utility/drainage easements.
- A minimum distance of ten (10') feet is required between the pool and all overhead and underground electric wires.
- The pool, or the entire rear yard of the property on which it is located, shall be walled or fenced to prevent uncontrolled access by children from the street or from adjacent properties. The fence/wall must be six (6') feet in height and maintained in good condition with a gate and lock.

Demolition Permits

Prior to the demolition of any structure greater than 200 square feet, a demolition permit shall be obtained from the City Manager's office (937-667-8425) in accordance with Code § 94.29. Additional requirements exist within the Restoration District

Mailboxes

Mailboxes within the right-of-way must be built on a 4"x4" wood post or a 4" diameter pole as the support. The front of the mailbox must be behind the back edge of the curb. (§ 95.18)

Trash

- Trash containers shall not be stored in the front yard.
- A small trash container(s) may be placed at the public right-of-way during the normal trash collection day for your property. (§ 154.061 (M))

Garage Sales

- Three garage sales per year are permitted at any residential location, without a permit. (§ 154.059 (D) (15))
- Provide a one month interval between each sale.
- Each garage sale is limited to four consecutive days in length from start to finish.
- Public auctions and moving sales are permitted for one week per calendar year.
- No food or beverage may be offered for consumption on the premises, excepting if a permit is obtained in advance from the Board of Health.
- SIGNS: One garage sale sign (2 if corner lot) is allowed on the property where the sale is being held. (§154.098)
- Maximum size - four (4) square feet.
- Maximum height - three (3) feet above grade.
- Off premise directional type signs are prohibited.
- Signs are not allowed in curb lawn areas or attached to utility poles or traffic signs. Signs placed in such areas are subject to removal without notification.
- No balloons, streamers, special lighting, or noise making devices may be used to call attention to the sale.

Street Trees

- *Planting or removing street trees in any curb lawn area requires a permit.* Applications are submitted to the Tipp City Tree Board for review and a majority vote of the Board is required for approval. (Chapter 97)
- Street trees are not to be planted closer than twenty-five (25) feet of any street corner and no closer than ten (10) feet of any fire plug.
- Topping a street tree is prohibited.
- Branches of trees overhanging any street or right-of-way must be pruned so that there is a clear space of eight (8) feet above the sidewalk and fourteen (14) feet over the street.
- Street trees and shrubs must be trimmed so they do not impede the use of the sidewalk or the street.

Weeds & Grass

- Weeds and grass overgrowth are to be cut at a minimum of 6 times per year, and when the height is ten (10) inches or more during the growing season (between April and October). This includes areas along alleys and other public right-of-ways. (§ 94.60)

Home Improvement Permits and Guidelines

Tipp City, Ohio

Community & Economic Development Department

260 South Garber Drive
Tipp City, OH 45371-3166

www.tippcityohio.gov

Tel: 937-667-6305
Fax: 937-667-2231

Permits Required

Almost all modifications to your property require a zoning and/or building permit. Zoning permits are obtained thru the City of Tipp City and Building Permits thru Miami County.

Old Tippecanoe City Restoration and Architectural District

Any construction, enlargement, rebuilding, relocation, remodeling, sign changes, exterior repainting, or demolition in this district must make application to the Restoration and Architectural Board of Review for a Certificate of Appropriateness. Call for a brochure or guidelines. (§ 154.052)

Covenants & Deed Restrictions

Prior to any construction, property owners should refer to their subdivisions covenants & deed restrictions for additional requirements for construction. The City of Tipp City does not enforce these restrictions.

Fences, Walls, and Hedges

Fencing/walls requires a zoning permit which is issued upon approval of a submitted site plan. With the site plan, include a drawing depicting the style of fencing or a complete description indicating the type of materials that will be used and the spacing.

- Fences placed in utility easements are subject to removal by the utility companies. Replacement of the fence is at the property owner's expense.
- Barbed wire & electrically charged fencing are prohibited in residential areas.

Front Yard Fencing

- Hedges and fences up to 3 1/2' feet in height may be located in any front yard, subject to visibility. (§ 154.059 (D14))
- Fencing shall be no more than 50% opaque that provides a ratio of solid portion to open portion not to exceed one to one.
- Three feet (3') minimum set back from the front property line. As a rule of thumb the front property line is located one foot behind the street sidewalk.
- Wire type (chain link) fencing is prohibited in front yard areas.

Rear and Side Yard Fencing

- Maximum permitted height not to exceed six feet (6').
- Fencing may be an open style or a privacy style fence.
- Maximum ten feet (10') height surrounding tennis courts.
- Swimming pools require a six foot (6') fence with a gate and lock around the pool or the entire rear yard.(§ 154.059 (D14))

Decks, Patios & Porches

Uncovered decks, patios, or porches may be located in a side or rear yard as close as three feet (3') to adjacent property lines. If closer than eight feet (8'), must be screened by an evergreen hedge or fence not less than four feet (4') in height.(§ 154.059 (D9))

- *A zoning permit is required.*
- A building permit is required for decks that are 30 inches or more off the ground. Provide construction drawings.
- Decks may not extend into utility or drainage easements.
- Covered decks must meet all the setback requirements for the principal building.
- Unroofed porches & steps may extend a maximum of 10 feet into the required front yard.

Fees & Forms

- Please contact the Community & Economic Development Department at the Government Center for fee structure information (zoning & building permits), forms, etc.

Accessory Buildings

Constructing or installing an *accessory building (ex. storage shed) requires a zoning permit* which is issued upon approval of a submitted site plan (see site plan section). (§ 154.059 (D))

- Detached accessory buildings must be placed no less than sixty-feet (60') from the front property line.
- May not be permitted in utility easements.
- Accessory buildings may be located as close as three-feet (3') to the side and rear property lines, providing that there are no utility easements.
- Accessory buildings must be located at least ten feet (10') from the dwelling and other accessory structures.
- Detached accessory buildings shall not exceed fourteen-feet (14') in height.
- Permit fees are based on a fee schedule adopted by City Council.
- If the building is in excess of 200 square feet a building permit is also required. In addition to the site plan, 3 sets of construction drawings or three sets of construction descriptions are required for review, and is required to be attached to the ground with a footer system.

Storage Sheds

Sheds are subject to the following guidelines as well as the guidelines for accessory buildings. (§ 154.059 (A) (2))

- Only structures not exceeding 200 square feet in gross floor are permitted, and require a zoning permit.

Garages

Garages are an accessory use and a total of 800 square feet of garage space is allowed for each single-family dwelling. In addition to the previous guidelines for accessory buildings, garages are also subject to: (§ 154.059 (A)(1))

- *Zoning permit*, building permit, site plan (see site plan section), & 3 sets of construction drawings are required.
- Minimum set back of ten feet (10') from the alley right-of-way when access is directly from the alley.

Driveways

- All driveways are to be hard surfaced (asphalt or concrete) and must maintain a minimum six foot (6') setback from the side property line. *A permit* is required for all driveway expansions, curb cuts, & work in the right-of-way. (§ 154.061 (I))

Additions

Additions to your home must meet the requirements for the zoning district. *A zoning permit*, building permit, site plan requirements (see below), and 3 sets of construction drawings all are required.

Site Plan Requirements

The site plan drawing must show the shape and dimensions of the lot, the location of existing structures, and the location of the proposed structure, fence, deck, etc. in relationship to the property lines and other existing structures. (§ 154.206)

Curbs, Sidewalks, and Driveways

- Construction in the public right of way requires a permit.
- Contractors doing work in the public right-of-way must be registered with the City of Tipp City. (§§ 95.01 & 95.02)

Heating, Air Conditioning, and Electrical Improvements

- Permits are required for any addition of new or replacement heating, air conditioning, gas/vent fireplaces, or electric work on your property.
- The permit cost varies with the type of work being done.

Plumbing

- Permits are required for any plumbing improvements.
- The permits can be obtained from the Miami County Health Department @ 937-440-8105.

Signs

- Vehicles can not be used as a location for signs.
- No signs (i.e. real estate, garage sale, open house, etc.) shall be placed in right-of-ways including on utility poles and between curb and sidewalk, etc. (§ 154.096)

REMINDER-CALL OUPS 48 HOURS BEFORE YOU DIG @ 1-800-362-2764

The Ohio Utility Protection Service will notify the utility companies (Time Warner Cable requires a separate call) that the utilities on your property need marked prior to digging. This is a free service that can protect the property owner from the cost of damage to utilities and interrupted service. Make sure to retain your OUPS confirmation number.