

\$500 General Contractor Maintenance

- A \$500 maintenance deposit is required for demolitions; construction of residential, commercial, or industrial buildings (greater than 200 sq. ft.); in-ground pools; and/or work within the right-of-way.
- The purpose of this deposit is to offset the costs of clean up of city streets and/or repair any items in the right-of-way, should the general contractor (including all sub-contractors) not leave the site in acceptable condition, including final grading of the project site in accordance with the plan.

Swimming Pools, Hot Tubs, & Spas

Zoning permits are required for the installation of all above-ground or in-ground swimming pools. A "pool" is defined as a water filled enclosure, permanent or portable, having a depth of 24 inches (2 feet) or more, used and maintained for swimming or bathing by the residents, tenants, or occupants of the subject property.

- Pools, hot tubs, and spas must be located in the rear yard.
- A Miami County electrical permit is required for pools using filter systems.
- Pools, hot tubs, and spas 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, hot tubs, and spas are not permitted within utility/drainage easements.
- Swimming pools on the property on which they are located, shall be walled or fenced to prevent uncontrolled access by children from the street or from adjacent properties. Said fence or wall shall not be less than six (6') feet in height and maintained in good condition with a gate and lock. Such fence shall be constructed so as to have no openings, holes, or gaps larger than three inches in any dimension, except for doors or gates.

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.

Mailboxes

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

Garage Sales

- Three garage sales per year are permitted at any residential location, without a permit.
- 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.
 - 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 feet (25') from any street corner and no closer than ten feet (10') from any fire hydrant.
- 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 feet (8') above the sidewalk and fourteen feet (14') over the street.

Weeds & Grass

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

Trash

Trash containers shall not be stored in the front yard, and may only be placed at the public right-of-way during the normal trash collection day for your property.

Tipp City



Home Improvements

**Please contact the
Community Development and
Revitalization Department,
260 S. Garber Dr.
www.tippcityohio.gov
937.667.6305**

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.

Fees & Forms

Permit fees, information forms, etc. can be found on our website, or please contact the Community Development and Revitalization Department in the Government Center at the number listed above.

Historic/Architectural District

A Certificate of Appropriateness (COA) from the Restoration Board or city staff is required before beginning any construction, enlargement, rebuilding, relocation, remodeling, exterior repainting, or demolition project in the historic district. The requirement for a COA does not apply to the interior of any home or business. There is no fee for applying. Call 667-6305 for a guidelines booklet or an application for COA.

Fences, Walls, & 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 (Residential)

- Hedges and fences up to 3 1/2' feet in height may be located in any front yard, subject to visibility.
- Fencing shall be no more than 50% opaque that provides a ratio of solid portion to open portion not to exceed 1:1.
- 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 (Residential)

- 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.
- Chain link fencing must be vinyl coated and is only permitted in the side and rear yards.
- Swimming pools require a six foot (6') fence with a gate and lock around the pool or the entire rear yard.

Decks, Patios, & Porches

Uncovered decks, patios, or porches may be located in a side or rear yard as close as five feet (5') 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.

- 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 (10') into the required front yard.

Curbs, Sidewalks, & 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.

Accessory Buildings

Constructing or installing an accessory building (ex. storage sheds, detached garages, gazebos) requires a zoning permit which is issued upon approval of a submitted site plan (see site plan section).

- Accessory buildings shall be located in the rear yard.
- Accessory buildings shall not be located in utility easements.
- Accessory buildings may be located as close as three feet (3') from the side and rear property lines, providing that there are no utility easements.
- Accessory buildings shall not exceed fourteen feet (14') in height.
- Accessory buildings shall not exceed 800 square feet.
- Accessory buildings shall not exceed more than seven percent (7%) of the total lot area.
- In no case shall the aggregate square footage of all accessory structures on the property exceed 2,000 square feet.
- If the accessory building is in excess of 200 square feet a Miami County building permit is also required.
- Small accessory structures such as playhouses, doghouses, benches, garden decorations, barbecue equipment, etc. do not require a zoning permit provided they do not have a footprint that exceeds 12 square feet.

Covenants & Deed Restrictions

The City of Tipp City does not enforce these restrictions, check your subdivision's plat for any additional requirements.

Detached Garages

In addition to the above noted requirements for accessory buildings:

- Detached garages shall not exceed eighteen feet (18') in height.
- Detached garages must maintain a minimum set back of ten feet (10') from the alley right-of-way when access is directly from the alley.
- Detached garages and carports shall be set back a minimum of 10 feet (10') from all lot lines.
- Detached garages must have a hard surfaced driveway of asphalt or concrete.

Driveways

All driveways are to be hard surfaced, asphalt or concrete (NO gravel!), and must maintain a minimum three foot (3') setback from the side property line. A permit is required for all driveway expansions, curb cuts, & work in the right-of-way.

Additions

Additions to your home must meet the requirements for the zoning district. A *zoning permit*, building permit, site plan requirements (see below), and 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.

Roofs, Heating, Air Conditioning, & Electrical Improvements (440-8121)

- Permits are required for any addition of new or replacement roofing (shingles), 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 @ 937-573-3500.

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.

REMINDER-CALL OUPS 48 HOURS BEFORE YOU DIG @ 1-800-362-2764 or 811

The Ohio Utility Protection Service will notify the utility companies (Spectrum 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.

