

You may have two seasons' worth of firewood, stored in your side or back yard, stacked in an orderly fashion.

Can I have pigs, chickens, or other livestock on a residential property?

No, unless you live in an "A" Agricultural District. Miami Township does not have any provision for urban agriculture.

Am I permitted to have a home occupation in Miami Township?

If you feel that you can meet all ten standards, then you would be permitted to have a home occupation. Please read the ordinance below:

Home Occupations
Miami Township Zoning Resolution
Article 2, Section 208.02

The following are the general rules to follow if you plan to operate a Home Business. Your Home Occupation must be in compliance with all of the following regulations. A home occupation shall be an occupation carried on only within a dwelling unit by members of the family residing therein and provided:

1. Said occupation does not require state or local inspection.
2. There shall be no internal or external alteration of the structure, when such alteration would be necessitated by such occupation.
3. The occupation shall not occupy more than 200 square feet of floor area within the dwelling unit.
4. Said occupation shall not require the use of any accessory building or yard.
5. No wholesale or retail trade is permitted on the premises.
6. Physical inventories for wholesale or retail trade shall not be maintained.
7. The occupation shall not generate any additional pedestrian or vehicular traffic other than that normal to a residential use.
8. No commodities shall be sold on the premises.
9. The only mechanical equipment installed or used is that which is normally used for domestic or household purposes.
10. No identification of the home occupation shall be permitted on the premises.

Does the Township prioritize complaints? I don't feel like mine get answered.

Miami Township does not prioritize complaints. We work through each and every complaint that we receive. Many times we receive multiple complaints on a single property. Other times, we have already noticed an issue and have started the process to correct the problem. The Planning & Zoning Department must follow the approved Zoning Resolution and cannot require a neighbor to do something not specifically addressed in the code. Sometimes this means that a complaint will be recorded, but no solution is necessary, as there is no violation. With such a large Township, and a small staff to oversee it, we work hard to deal with violations in a timely manner. Many times violations occur in areas in which no one complains or even knows that they are in violation. We are constantly working on a mix of complaint driven violations, as well as personally viewed violations, which keeps our staff very busy. If it has been a while and you don't feel that the issue has been resolved, please call us and we will update you on our progress.

How can I contact you when I have questions?

You can reach us by phone at 937-433-3426 between 8:00 a.m. and 5:00 p.m. Monday through Friday, or by email at zoning@miamitownship.com.



Last!!!

ANSWERS . . .

to the most frequently asked questions on

ZONING.

MIAMI TOWNSHIP

Planning & Zoning

2700 Lyons Road

Miamisburg OH 45342

(937) 433-3426

www.miamitownship.com

When do I need to get a permit?

There are numerous structures that require permits in the Township, but a quick list includes:

1. Sheds or detached buildings larger than 10' x 10' (100 sq. ft.) need a [ZONING CERTIFICATE](#) and must be 6 feet from any property line. If the building is 200 square feet or larger, a building permit from Montgomery County and concrete foundation are required in addition to a zoning certificate.
2. All pools (including above ground pools higher than 2 feet) require both a Certificate and a Building Permit. Distance from the property line varies with the zoning district, and fencing or cover requirements also exist.
3. All building additions require both a Certificate and a Building Permit. Distance from the property line varies with the zoning district.
4. All patio covers and carports are considered building additions and require both a Certificate and a Building Permit.
5. All decks with floors 24 inches or more from the ground are considered building additions and require a Certificate. Call Montgomery Building Regulations at (937) 225-4622 for requirements for deck permits.
6. All [SIGNAGE](#) with a commercial message requires both a Certificate and a Building Permit.
7. All fences require only a Certificate from the Township. The Application for Zoning Certificate should be accompanied by two plot plans indicating where the fence is to be installed. Fences are limited to 42 inches in height between the house and front property line(s), 6 feet elsewhere. For assistance in locating underground utilities, call the Ohio Utilities Protection Service at (800) 362-2764.
8. Please contact Montgomery County Building Regulations Department (937) 225-4622 prior to any construction project for current building code requirements as the building code is not regulated by Miami Township and is also periodically revised.

Can I build a shed without a permit?

The Miami Township Zoning Resolution allows for the construction of a shed, 10' x 10' (100 sq. ft.), and no higher than 11 feet without a permit. The Township requires that it be placed 3 feet from any property line. The land between the shed and the property line must be maintained.

So all Signage requires a permit? What kinds of signs are not allowed?

Signs are a vital part of Miami Township as sources of information and as components in the landscape. They contribute to the health, safety, and general welfare of the community by giving general information, location, direction, and warning. Any sign allowed under the resolution may contain, in lieu of any other copy, any otherwise lawful non-commercial message that does not direct attention to a business or to a commodity or service for sale and that complies with all other provisions of the Resolution, including the specific provisions for signage in the land use category on which the sign is placed. No sign intended, permitted, or regulated as an on-premise sign shall display off-premise commercial messages.

Prohibited signs are as follows:

1. Pennants, streamers, and similar type devices.
2. Signs which have spinning devices or strings of spinning devices or similar type devices.
3. Signs which are not securely affixed to the ground or otherwise affixed in a permanent manner, except temporary signs to a permanent supporting structure.
4. Projecting Signs.
5. All blinking, flashing, or intermittent lighting, except as hereinafter provided: revolving lights and strings of lights are prohibited, except those strings of lights used for decorative purposes during the Winter holiday season.
6. Beacons and search lights, except for emergency purposes.
7. Any existing sign which is not a legal non-conforming sign and which has not been previously authorized by either Miami Township or Montgomery County Zoning Authorities.
8. Vehicles on which identification of a business, service, or other advertising is displayed, consistently parked or used on the premises in such a

manner and for such duration that they constitute a sign.

9. LED, electronic, and digital reader boards not used as part of an approved changeable copy-electronic display.
10. Portable advertising signs which have supporting structures designed and manufactured for the purpose of being transported from one location to another.
11. Roof signs.
12. Balloons, including hot air balloons, except for one three-day display for every six-month period.
13. Moving, revolving or rotating signs.
14. Signs displaying off-premise commercial messages, except Advertising Signs as provided for under the code.
15. Any sign not expressly permitted by these regulations.

So, if I want to support a cause, I can't put a sign in my yard?

No, actually you CAN put a sign in your yard. As long as it is a cause or a position, and not a commercial enterprise, you can place a sign that is no larger than 32 square feet in your yard. You must place the sign 15 feet from your property line though, to assure safe sight distance for drivers. You must also maintain your sign - if it becomes tattered or worn, you will be required to remove it.

What about the violations of the sign standards I see all over the Township?

We are on a never-ending quest to enforce our standards. Some of the violations are not in our jurisdiction; others are in the process of being corrected, or in court. Most businesses are very reasonable and quickly remove offending sign(s) when asked. Some are not, and further action must be taken. We try to see everything, but many times we do not. If you see a violation, please feel free to contact us!

Must I have a street number on my house or building?

Yes. The numbers must be readily identifiable to police and emergency vehicles at night. This is required for your safety if there is an emergency.

How many cars can I park?

We do not have a specific regulation as to how many cars you can own. Vehicles parked outside must be licensed and operable. They must be parked on a paved surface connected to a driveway on lots in any Residential District, except on lots larger than one acre in an "A" Agricultural District. (There are numerous "grandfathered" gravel driveways in Miami Township, however.)

What about a semi-trailer truck and trailers?

No, vehicles over one-ton rated capacity may be parked on a Residential lot. Parking on a public street is regulated by the Miami Township Police Department.

Can I have a motor home and boat on my property?

Yes. Recreational vehicles may be stored at the side or rear of a house, if they are licensed and do not have fixed utility connections. They may not be stored between your house and the street. You are permitted to have two recreational vehicles at your residence.

Where should my trash cans be located?

Your trash cans should be at the side or rear of your house. Trash must be located in a can or trash receptacle. They are not permitted to be in your front yard.

Can I store firewood on my property?