

## **Common Violations Explained**

**Grass:** All property shall be maintained free from weeds and grass taller than eight inches. This does not include plants, shrubs, or ornamental grasses.

**Accumulation:** All properties shall be maintained in a clean, safe and sanitary condition. Garbage, litter, trash, and any other similar items shall not accumulate on property and shall be disposed of in a clean sanitary manner. Such items include but are not limited to trash, brush / wood, junk, scrap materials, parts, tires, appliances, lumber, bottles, pipe, furniture, or other waste materials.

**Proper Disposal of Rubbish:** Certain items must be disposed of in an approved manner.

- Any upholstered items **MUST** be completely wrapped in plastic for Rumpke to take at the time of regular trash pick-up.
- Refrigerators and other cooling units cannot be disposed of until the **CFCs** (coolant) is drained by a certified technician. Do not set unit out at curb without doors completely removed and proof that CFCs have been eliminated. Rumpke **WILL NOT** pick it up.
- Brush/ limbs as result of trimming cannot be left to rot. The city has a brush pick-up program to assist with this. Call Public Works at 513.563.1177 for more information.

**Outside / Open Storage:** All premises within the City shall be maintained in a clean, safe, and sanitary condition to not cause a blighting problem or adversely affect public health or safety. Anything not specifically designed to withstand outdoor elements such as lawn furniture, planters, etc. must be stored within an enclosed structure, such as a shed or garage. Any lawn equipment, building / construction materials, supplies, machinery, etc. shall also be stored within an enclosed structure to hide from outsider's view.

**Inoperable Vehicles:** Vehicles that are in a state of disrepair or do not have valid registration are considered inoperable and not permitted to be parked or stored outdoors on any property. No person shall paint, do major repairs or bodywork unless in an enclosed space suitable for such purposes.

**Vehicle Parking:** All vehicles are to be parked or stored on hard-surface pavement such as asphalt or concrete. Parking in yard or lawn is not allowed. Vehicles parked on the streets in front of residences must comply with the parking regulations established. Complaints regarding vehicles parked on the street are handled through the Sharonville Police Department at (513) 563-1147.

**Drainage:** Drainage from roofs and paved areas shall not be discharged in a manner that creates a public nuisance. Downspouts should be directed in such a way that they discharge onto the property and not directly onto any adjoining lot or public right-of-way, unless an approved downspout extension by Sharonville Public Works Department. The end of any spout is to be a minimum of ten feet from all property lines.

**Recreational Vehicles:** One recreational vehicle can be stored on site provided it meets **ALL** the standards below:

1. It must be less than 24' in length.
2. It must be on a paved surface, asphalt or concrete, not the grass.
3. It must be in the side yard – behind the front corner of the house, in the backyard, or within an enclosed structure.
4. Any additional recreational vehicles will require a conditional use permit.

**Trailers:** Zoning regulations prohibit openly storing any trailer, regardless of size or type, on residential property. It is able to be stored in a garage provided it is completely enclosed and can be completely screened from public view. Otherwise, a variance request is necessary to deviate from code requirements.

**\*\*NOTE:** *Trailers are specifically defined by zoning regulations and differ from recreational vehicles, which is also defined. All ordinances, including definitions, can be found on the city's website.*

**Exterior Surfaces:** The outside of any structure including but not limited to, siding, painted surfaces, doors, door and window frames, porches, balconies, decks and fences, shall be maintained in good condition and made to be kept weather resistant and watertight.

**Structural Damage:** Buildings where the structural integrity has been compromised by storm damage, vehicle impact, natural deterioration, etc., will need to be restored to a state of good repair, being structurally sound and sanitary.

**Sump Pumps:** Plumbing permits are required through the Hamilton County Plumbing Department for the installation of sump pumps. For questions or assistance with the permit process contact them directly at (513) 946-7852.

**Work Without Permit:** Though not all projects require permits, several require zoning, building, or both. The city enforces local and state codes to insure health and safety of all structures and properties within its jurisdiction. Often times, contractors will attain the necessary approvals. However, it is ultimately the owner's responsibility to make sure approval is received, via permit, when necessary. Some common improvements that require permit issuance prior to any work being done are listed here:

- Fences
- Driveways
- Pools
- Roofs
- Retaining walls
- Furnace/ AC units
- Tents
- Accessory structures
- Temp. signs
- Sump pumps – through county
- Boilers / water heaters – through county