NUISANCE PROCESS

The Zoning Inspector responds to nuisance complaints, including tall grass, weeds, trash, refuse, or debris in yards, in accordance with Ohio Revised Code Section 505.87.

Upon receiving a complaint, the Inspector visits the property and takes photographs to document the violation. The Inspector then posts a **Notice of Violation** sticker on the property.

If the violation remains **seven days** after the posting of the Notice of Violation, the Trustees pass a **Resolution officially declaring a nuisance** and ordering that the nuisance be abated.

After the Trustees Resolution, the property is re-inspected. Any violation remaining at this time will be corrected by the Township, with the cost of the abatement placed on the owner's property tax bill.

CODE ENFORCEMENT

The Department of Building, Planning and Zoning handles many property-related complaints for the Township, including zoning code violations, tall grass, trash in yards, junk cars, and property maintenance.

Our Code Enforcement Officer will initiate the following actions when a complaint is filed:

- On-site inspection to verify the condition.
- Reinspection of the property to ensure compliance.
- Failure to correct the violation may result in the Township pursuing legal action against the property.

513.385.CODE

Call to report a complaint.

Complaints may be made either by filling out the complaint form online, in person, by phone, by mail, or by email. Leave contact information if you wish to receive status updates.

To report **online**, go to:
www.colerain.org/department/public-services/complaint-processes/

Department of Building, Planning and Zoning

4200 Springdale Road
Colerain Township, OH 45251
513.385.7505

COLERAIN TOWNSHIP, OH

CODE ENFORCEMENT
REGULATIONS AND INFORMATION

*Presented in this flyer are common exterior code violations in the **Zoning Resolution** and **Property Maintenance Code** that property owners are required to prevent or eliminate*

COLERAIN
EST. 1794

4200 Springdale Road
Colerain Township, OH 45251
www.colerain.org
513.385.7500

TALL GRASS AND WEEDS

No property shall let their grass grow above 10 inches. Property owners are required to make sure their lawns do not exceed this height.

Once a violation is received, property owners have **7 days** to comply.

TRASH AND DEBRIS

All exterior property and premises, and the interior of every structure, carport, deck, and patio shall be free from any accumulation of rubbish or garbage. Property owners have **7 days** to comply after the marked date, removing the excessive accumulation of rubbish or garbage.

To report a complaint, call **513.385.CODE**

PROPERTY MAINTENANCE

The owner of the property is required and responsible of the maintenance of the structures and exterior property in compliance of the property maintenance code. Occupants are responsible for keeping in a clean, sanitary and safe condition. Once a violation is received, **time to comply may vary** depending on the maintenance situation.

PERMITS

Zoning permits **are required** for new construction or a structural alteration; accesory buildings; change of zoning use; occupancy or use of agricultural land; change in use of land to a use of a different classification; or any change in the use of a nonconforming structure.

HOME OCCUPATIONS

Home occupations must be operated by the resident. Home occupations cannot alter exterior appearances, or create nuisance conditions. Please refer to Section 10.3 in the Zoning Resolution for the full regulations.

COLERAIN

RVs AND TRAILERS

Parking is **prohibited** in front yards.
Motor vehicles, trailers and watercraft may only be parked on a paved surface.
Recreational or utility vehicles may only be parked or stored in the rear or side yard. One recreational vehicle or utility trailer may be *temporarily* parked in a front driveway for no more than **3 days** in a single month.

JUNK CARS

Junk cars shall not be parked outdoors or stored on any premises. A **junk car is an inoperable vehicle** that has extensive damage with either missing wheels, body parts, tires, engine and/or transmission. The **Police Deparment** handles complaints and will cite vehicle owners when appropriate.

To report a complaint, call **513.385.CODE**