



Miami Township Zoning FAQ

FAQ Index

1. Zoning certificate
2. Applying for a zoning certificate
3. Checking my zoning
4. Farm animals
5. Backyard chickens
6. Fences
7. Trees
8. Temporary signs
9. Sheds and garages/accessory buildings
10. Nonprofit event/cultural gathering signs
11. Decks
12. Swimming pools
13. Home businesses
14. New commercial businesses
15. Drainage

1. Zoning certificate – Why, and when, do I need one?

A zoning certificate ensures all construction within Miami Township complies with the [Miami Township Zoning Resolution](#). Normally, a zoning certificate is required prior to beginning construction. A Miami Township zoning certificate is often necessary to obtain a Clermont County building permit.

Typical projects requiring a zoning certificate include:

- New homes
- Additions
- Fences
- New businesses
- Home occupations
- Swimming pools
- Storage sheds
- Detached garages
- New commercial and industrial buildings
- Signs

The list is not all-inclusive but does indicate the most common projects. Zoning certificates are not necessary for residential remodeling projects such as remodeling a kitchen or bath, new windows, or a new roof.

Zoning certificates can be obtained at the Miami Township Community Development Department located at 6101 Meijer Drive, Milford, Ohio 45150. Office hours are Monday through Friday, 8am to 4:30pm.

2. Applying for a zoning certificate – How do I do that?

If you have any questions, do not hesitate to contact the Miami Township Community Development Department at (513) 248-3731. We are happy to discuss your project at the beginning of the process!

To obtain a zoning certificate, follow these steps and remember that the Community Development staff are there to help you along the way.

1. [Please fill out this application form](#). This form is used for all projects.
2. Provide a site plan, which is a drawing showing the location of the structure and the property layout.
 - a. Provide other renderings or materials that may be required. Examples of other information that may be needed include: a written narrative

describing the business or proposed use, a drawing showing the building (or fence) height and/or what the improvement would look like, a floor plan, and a survey.

- b. Some zoning certificate applications (such as a new single-family home) require a professionally surveyed site plan. Other zoning certificate applications (such as a shed, deck, and fence) require a simple site plan showing the location of the proposed improvement drawn onto an aerial photo.
 - c. An aerial photo can serve as a good base map for a site plan. To access property aerials, check out the [Clermont County General Mapping website](#). Community Development staff can help with simple site plans for pools, decks, sheds, or fences.
3. Submit the complete zoning certificate application and one copy of the drawings to the Community Development Department with the [required fee](#).
 - a. Note that many projects also require a building permit from Clermont County Permit Central. For more information, they can be reached at (513) 732-7213.

3. Checking my zoning – How do I do that?

Miami Township has an automated “zone checker” program. Just add your address number and then select your street from the drop-down menu. For newly created lots or lots with two different zoning districts, you will receive a message to check with the Community Development Department for help. You can check your zoning at: www.miamitwpoh.gov/zoning

4. Farm animals – Am I allowed to have farm animals (such as pigs, alpacas, horses, and goats) on my property in Miami Township?

For most zoning districts, farm animals are prohibited. Unless your property is zoned [“A” Agricultural District](#), or is greater than five acres in size, only household pets are allowed. Household pets are defined in [Section 25.10C](#) of the Zoning Resolution and include customary domestic type animals such as dogs, cats, and limited backyard chickens.

5. Backyard chickens – What are the rules?

Up to six hens may be kept on a property, and roosters are prohibited. Chickens must be securely confined to the rear yard area by fencing or a chicken coop. Chicken coops are allowed but cannot be any more than 30 square feet in area and seven feet tall. The chicken coop may be located only in the rear yard, at least 15 feet from any property line. A permit is required prior to installing a chicken coop.

6. Fences – I'm replacing a fence with the exact same type of fence and in the same location. Do I need a permit?

Yes, new fences require a zoning permit, even when the older fence is being replaced by the same type of fence in the same location. This is necessary because a fence previously allowed may be effected by new zoning rules after it was built. A site plan is needed to show the location of the new fence, along with a brochure or photograph of the fence type and a complete application. Please reference FAQ 2 for application information. For additional details, please refer to the [Residential Fence Fact Sheet](#).

Generally, fences in residential districts are limited to the side and rear yard of the lot and cannot exceed six feet in height. There are some exceptions for large lots. Privacy fences must be installed with the finished side of the fence facing outward. To see the regulations applicable to most residential fences, please review [Miami Township Zoning Resolution Chapter 8](#).

If you are on a corner lot, please contact the Community Development Department for assistance at (513) 248-3731, as special rules apply to corner lots.

7. Trees – My neighbor has a tree or tree limb that is in poor condition, and I would like to have it removed. Can the Township require it to be taken down?

No, Township regulations do not require the removal of trees that may be damaged, dead, or overhanging a neighboring property. The property owner may contact the owner's attorney or insurance carrier for assistance through a private civil action. If a tree is impacting a Township road, please contact the Miami Township Service Department at (513) 248-3728.

8. Temporary signs – I would like to have a temporary or special message sign for my business. What are the rules for that?

The Zoning Resolution provides an opportunity for a limited amount of temporary signage several times per year for your business. For more information, please reference [Miami Township Zoning Resolution Sections 24.12A and 24.12F](#).

9. Sheds and detached garages/accessory buildings – Do I need a permit for an accessory building for my residence or commercial property?

Yes, a zoning permit is required prior to the installation of a shed or other detached accessory structure on your residential or commercial property. Please refer to FAQ 2 on how to apply and contact Community Development staff with any questions at (513) 248-3731. If you need help with building a shed on an incline, [here's a possible solution](#).

10. Nonprofit event/cultural gathering signs – I would like to put some signs out advertising an upcoming event for my nonprofit organization. Can I do that?

The Zoning Resolution provides for limited advertising for a nonprofit event on the premises where the event is to be located. Please refer to [Miami Township Zoning Resolution Section 24.12E1](#) for more information.

11. Decks – I'm planning to install a new or replacement deck. Do I need a zoning certificate?

Yes, a permit is required for decks, including a replacement deck of the same dimension. Decks without a cover may extend up to 16 feet into the rear yard setback area. If the deck extends greater than 16 feet, then it must maintain the minimum rear yard setback, normally 35 feet. In most cases, decks must maintain a minimum side yard setback of 10 feet. For more information on deck regulations, see [Miami Township Zoning Resolution Section 8.01D](#).

12. Swimming pools – What are the rules concerning swimming pools?

Helpful information about swimming pool installation and required specialty gates and latches can be found in the [Pool Gate & Fence Fact Sheet](#). Pools must be located behind the front of the house and at least 15 feet from the side and rear property lines. Pools must be surrounded by a secure fence at least 4 feet in height with a self-closing and self-latching gate. Pool covers cannot be used in the place of fencing. Please note that accessory structures, including the swimming pool area, cannot exceed 30% of the rear yard. In most cases, a separate fence application must accompany the swimming pool application.

13. Home businesses – May I conduct a business out of my home?

If the home business conforms to the rules outlined in [Miami Township Zoning Resolution Section 25.09](#), then yes. To inquire about the application process, please contact the Miami Township Community Development Department at (513) 248-3731.

14. New commercial businesses – I want to start or expand a business in Miami Township. What do I do?

A zoning certificate is required for a new business and/or business expansion, even if the business is relocating within Miami Township. A zoning certificate from Miami Township is also a prerequisite for a Certificate of Occupancy from Clermont County. Reference FAQ 2 above on how to apply for a zoning certificate, and please contact the Miami Township Community Development Department at (513) 248-3731 if you have any questions.

**15. Drainage – Water from my neighbor’s property crosses or backs onto my property.
What should I do?**

Miami Township does not regulate run-off drainage from one property to another. If water run-off from a neighboring property creates a problem, owners are recommended to contact their legal counsel to determine their rights and obligations. The Clermont County Building Department regulates stormwater and may be able to assist in some cases. The Clermont County Building Department can be contacted at (513) 732-7213.

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