

CITY OF NEW CARLISLE, OHIO

Planning and Zoning Fee Schedule

Ordinance No. 14-01 • Passed January 21, 2014 • Effective February 6, 2014

New Residential Construction (1 & 2 Family)	\$125
Residential Additions	\$50 Plus \$1 Per 100 sq. ft.
<i>Residential Additions include temporary buildings, roof repair (structural), permanent installs, etc...</i>	
Multiple Family Construction	\$80 Per Unit
Non-Residential Construction	\$150 Plus \$1 Per 100 sq. ft. over 1,000 sq. ft.
Demolition (Residential - Under 1,000 sq. ft.)	\$50
Demolition (Commercial - Under 1,000 sq. ft.)	\$75
Demolition (Residential - Over 1,000 sq. ft.)	\$100
Demolition (Commercial - Over 1,000 sq. ft.)	\$150
Accessory Structures (Residential - 200 sq. ft. or less)	\$35
Accessory Structures (Commercial - 200 sq. ft. or less)	\$45
Accessory Structures (Residential - 200 sq. ft. or more)	\$45
Accessory Structures (Commercial - 200 sq. ft. or more)	\$45
<i>Accessory Structures include storage sheds, detached garages, pole barns, carports, decks, covered patios, porch enclosures, etc...</i>	
Swimming Pools (Above Ground)	\$35
Swimming Pools (In Ground)	\$60
Fences (Residential)	\$20
Fences (Commercial)	\$25
Signs (Residential)	\$25 Plus \$.50 Per sq. ft.
Signs (Commercial)	\$30 Plus \$.50 Per sq. ft.
Signs (Temporary - Residential and Commercial)	\$35
Change of Use/Occupancy Permits	\$50
Temporary Sales	\$50
Temporary Food Stands/Trailers	\$50
Appeals (BZA)	\$100
Variances (BZA)	\$125
Conditional Uses (Planning Board)	\$200
Zoning Amendments (Planning Board)	\$200
Annexations	\$200
Sidewalk Inspections	\$20
Vacations/Dedications	\$35 Plus all Recording and Publication Fees
Penalty Fee (For starting work without a permit)	\$10 Added to the Cost of the Permit
Zoning Code Text	\$.10 Per Page
Zoning Code Map	\$5 Per Map
Minor Subdivisions (Less than 5 lots)	\$50 Per New Lot Created Plus \$100 Planning Board Fee
Major Subdivisions (5 or more lots)	1. \$200 Preliminary Plans 2. \$150 Plus \$2 Per Lot for Final Plans 3. \$1000 Engineering Fees 4. 2.5% of Estimated Project Cost

Weeds and Grasses

Weeds, rank vegetation, and grass overgrowth are to be cut when the height is greater than six inches (§1460.26(a)). The clippings must be removed from property (§660.13(b)(1)). Owners of land abutting a public right-of-way must keep weeds, rank vegetation, and grass overgrowth below a height of six inches (§660.13)(b)(2).

Fences, Walls, and Hedges

A fence, wall, hedge, or other vegetation shall be permitted to a height not exceeding eight feet above the ground level. No fence, wall, hedge, or other vegetation located in the front or corner yard shall exceed a height of two and one-half feet, and shall be subject to traffic visibility requirements (§1280.05(d)(1)). All fence post and structural supports shall be located on the side of the fence facing the interior of the property, with the finished side of the fence facing the adjacent property (§1280.05(d)(2)).

Accessory Buildings

Two accessory buildings per lot may be permitted. The combined coverage of the lot by the principal use and all accessory uses shall not exceed the coverage restrictions specified in each zoning district. Such buildings must be kept painted and in good repair in conformity with the neighborhood (§1280.26(a)). All accessory buildings are to be built flush to the ground to prevent animals from living underneath them (§1280.26(b)). There are specific requirements within the zoning districts for maximum building height and minimum distance from side and rear lot lines (§1280.26(c)).

Signs

No signs (i.e. real estate, garage sale, open house, selling of products, festivals, etc.) shall be placed in right-of-ways, including on utility poles and between curbs and sidewalks (§1290.08)(i).



Please contact the Planning Department before starting your project!

New Carlisle Planning Department
331 South Church Street
New Carlisle, Ohio 45344
937.845.9492 (Office)
937.845.9492 (Fax)

Permits Required

Almost all modifications to your property require a permit. Permits are first obtained thru The City of New Carlisle. A second set of permit(s) (building, electrical, plumbing, demolition) may be required from Clark County, Ohio. Contact 937.521.2160 for more information.

Fees and Forms

Please contact the Planning Department for permit information, forms, etc.

Reminder – CALL BEFORE YOU DIG!

The Ohio Utility Protection Service will notify the utility companies that the utilities on your property need marked prior to digging. This free service can protect the property owner from the cost of damage to utilities and interrupted service. State law requires at least 48 hours prior notice, but not more than 10 days, excluding weekends and holidays. Make sure to retain your OUPS confirmation number!

Call 1-800-362-2764



Parking on Approved Surfaces

(§452.03)(17) Parking of vehicles within the City limits shall only be permitted on a stable, dust-free surface such as asphalt, concrete, or crushed limestone gravel. Loose gravel and dirt surfaces shall not be permitted. The parking area shall not drain surface water onto an abutting property.

Pools

Zoning Permits are required for the installation of above-ground or in-ground swimming pools. Both types of pools are only permitted in the rear yard. A "pool" is defined as any pool, pond, lake, or open tank not located within a completely enclosed building and containing or normally capable of containing water to a depth at any point greater than one-half feet (§1280.03)(a). Pools in Residential Districts can only be used as an accessory use and has to comply with the following restrictions (§1280.03)(b):

(2) The pool shall not be located closer than ten feet to a property line and is measured from the water line. Walks or paved areas adjacent to the pool will be considered as patios.

(3) A swimming pool shall not be located underneath or in close proximity to an overhanging power line.

(4) A swimming pool, or the entire rear yard, shall be walled or fenced to prevent uncontrollable access. The fence or wall shall be a minimum of five feet, maintained in good condition, and have a self-locking gate. The maximum clearance of the fence from the ground shall not exceed four inches at any point.

(6) With above ground swimming pools, the sides of the pools may act as part of the required fencing, given that any ladder or other device for entering the swimming pool is blocked or removed to a position not allowing easy access into the swimming pool.

(7) Portable swimming pools 18 inches or less in depth or width or with a diameter less than 12 feet shall be exempt from above fencing requirements.

(8) Natural ponds, lakes, or streams shall not be considered swimming pools.

Sidewalks and Driveway Aprons

A permit is needed before starting construction on a new sidewalk or driveway apron. The permit will cover the cost of inspection to ensure proper concrete depth is poured (§1022.01(a)(b)).

Junk Vehicles

Junk vehicles are defined, but not limited to, as cars, trucks, busses, trailers, and boats whenever any of the following occur (§1460.04(m)):

1. The vehicle is without valid current registration and/or license plate;
2. The vehicle is apparently inoperable;
3. The vehicle is without fully inflated tires and/or has any type of support under it;
4. The vehicle is substantially damaged or missing a window, windshield, door, motor, transmission, or other similar part;
5. Is incapable of being moved under its own power.

Outdoor Storage and Display

(§1280.20)(a) In open space, Residential and transitional districts, no materials, products, or goods shall be stored outdoors or displayed on the exterior of premises where they can be observed from a street or property line, except on a temporary basis as may be required during construction.

(§1280.20)(b) In Business and I-1 Light Industrial Districts, no permanent storage of materials, products, or goods is permitted outside a building, and no merchandise shall be displayed or offered for sale beyond the front line of the building, or the side lines of a building on corner premises, except during normal business hours.
(§1280.20)(c) In any case where storage or sale of materials, products or goods outside a building is permitted, the area devoted to such storage or sale shall not exceed fifty percent of the floor area of the principal building to which the use relates.

Demo Permits

Demolition Permits are obtained from the City of New Carlisle. Clark County may also require a permit. Call 937.521.2160 for more information.

Accessory Uses

Recreational vehicles and equipment shall be subject to the following conditions (§1280.33):
(a)(1) Recreational vehicles and equipment shall be parked or stored entirely within an enclosed building or may be parked or stored in a side or rear yard but not closer than ten feet to a rear yard lot line. All vehicles and equipment must be parked on an approved, stable surface such as concrete, asphalt, or crushed limestone gravel.

(a)(2) In the case of a corner lot, the street side yard shall be considered a front yard and no recreational vehicles or equipment shall be parked or stored thereupon.

(a)(3) No recreational vehicles or equipment shall be parked or stored on any public roadway.

(a)(4) No camping or recreational vehicles or equipment shall have fixed connections to water, electricity, gas, or sanitary sewer facilities, nor shall such equipment or vehicles be used as a dwelling.

(b) Overnight (11:00 p.m. to 6:00 a.m.) parking and storage of semi-tractors, semi-trailers, buses, school buses, commercial vehicles, trucks over 1.5 ton capacity and mobile homes shall be strictly prohibited on any public roadway or private property in any Zoning District within the City limits except in (I) Industrial Districts and only on an approved surface. There are some exceptions, please contact the Planning Department for more information.

Additions

Additions to your home or business must meet the requirements for the Zoning District in which the building is placed. A Zoning Permit is needed through the City of New Carlisle with Site Plan requirements (See Below), Building, Electrical, plumbing, demolitions permits are obtained through Clark County at 937.521.2160.

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.