



CITY OF KETTERING

PLANNING & DEVELOPMENT DEPARTMENT

Garage and Yard Sales

Dear Resident of Kettering,

The sale of goods from a home in a residential zoning district is a violation of the City's Zoning Ordinance. However, the City recognizes the desire and need of some citizens to dispose of their excess personal property and therefore will permit temporary garage and yard sales under the following conditions: Failure to meet these conditions may result in a notice of violation for an illegal home occupation (see CO Section 1139.04.4).

- 1) No person shall sell or offer for sale at a home sale any merchandise other than personal property, unless such merchandise has been owned and maintained by such person or a member of such person's household conducting the sale. The provisions of this paragraph shall not apply to not-for-profit corporations, churches, temples, schools, fraternities, sororities, associations, clubs, or lodges. Such organizations may conduct sales of personal property donated to them on real estate owned or occupied by such organizations subject to the provisions of Section 1139.04.11, Temporary Uses.
- 2) Personal property offered for sale may be displayed in the front, side, street side, or rear yard of any home provided that such personal property is not located within a public right of way or otherwise obstructs the clear vision of traffic.
- 3) Only one such sale may be conducted on any parcel of real estate in any non-consecutive 6 month period. No sale shall last more than three (3) consecutive days or two consecutive weekends of two days each.
- 4) No sale may commence before the hour of 8:00 A.M. or extend later than 8:00 P.M.. This shall not apply to the sale of vehicles.

- 5) All signs advertising such sales shall be subject to the provisions of Chapter 1151, Signs.

- 6) The following provisions shall apply in the case of any vehicle offered for sale:
 - A. Only one such vehicle may be displayed at any time.

 - B. No person shall park or leave standing a vehicle for sale upon any property not owned or controlled by such person for the principal purpose of advertising or displaying a vehicle for sale.

 - C. Not more than 2 signs, each of which shall not exceed 1 square foot in area, may be displayed upon or in the vehicle, subject to the provisions of Chapter, 1151 Signs.

- 7) These provisions shall not apply to a sale of property publicized solely by classified newspaper advertising, that describes or identifies the specific property offered for sale and does not designate the date, hours or location of the sale other than by stating the name, address, or telephone number of the seller.

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