

What are Oakwood's zoning and permit requirements for some of the most common home improvement projects?

	ZONING REVIEW	BZA OR PLANNING COMMISSION HEARING	PERMIT REQUIRED
Air Conditioning/Heat Pump Equipment	Yes	May be needed	Yes*
Arbor or Trellis	Yes	May be needed	Yes
Water Backflow Device	No	No	Yes*
Deck	Yes	May be needed	Yes#
Dishwasher	No	No	Yes*
Driveway Apron Replacement	May be needed	No	Yes
Driveway Resurfacing	Yes	No	Yes
Driveway Replacement	Yes	May be needed	Yes
Electrical Wiring (New, upgrade or renovation)	No	No	Yes* (Kettering)
Entrance Pillars	Yes	May be needed	Yes
Fence	Yes	No	Yes
Flag Pole	Yes	May be needed	Yes
Gazebo	Yes	May be needed	Yes*
Garbage Disposal	No	No	Yes*
Garage	Yes	May be needed	Yes*
Greenhouse	Yes	May be needed	Yes*
Hot Tub	Yes	May be needed	Yes*
Irrigation System	No	No	Yes*
Landscaping (Plant material only)	May be needed	No	No
New Construction (Room additions or new homes)	Yes	May be needed	Yes*
Painting	No	No	No
Patio	Yes	May be needed	Yes
Play Structure (<12 feet in height)	Yes	May be needed	Yes
Porch Enclosure	Yes	May be needed	Yes*
Signs (all)	Yes	May be needed	Yes
Roof Shingles	No	No	No (Yes if roof decking is being replaced.)*
Steps (New or Replacement)	Yes	No	Yes
Siding	No	No	No (Yes if the work requires removal of electric meter.)*
Sump Pump	No	No	Yes*
Sidewalks – Public	No	No	Yes^
Storage Shed	Yes	May be needed	Yes
Swimming Pool	Yes	May be needed	Yes*
Walkways (Private)	Yes	May be needed	Yes
Water Heater	No	No	Yes*
Water Softener	No	No	Yes*
Window Replacement	No	No	No

*Although Oakwood provides zoning review, the permit authorizing commencement of the work is issued by the city of Kettering.

#Kettering issues permits for decks exceeding 200 sf.

^Right-of-Way permit should be obtained from the Public Works Department.