

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	No	Yes
Water Backflow Device	No	No	Yes*
Deck	Yes	May be needed	Yes#
Dishwasher	No	No	Yes*
Driveway Apron Replacement	No	No	Yes
Driveway Resurfacing	No	No	Yes
Driveway Replacement	Yes	No (If no expansion of existing driveway.)	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	No	Yes
Gazebo	Yes	May be needed	Yes*
Garbage Disposal	No	No	Yes*
Garage	Yes	May be needed	Yes*
Greenhouse	Yes	No	Yes*
Hot Tub	Yes	No	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 or under)	Yes	No	Yes
Porch Enclosure	Yes	May be needed	Yes*
Signs (Permanent)	Yes	May be needed	Yes
Roof Shingles	No	No	No (Yes if roof decking is being replaced.)*
New Steps	Yes	No	Yes
Replacement Steps	Yes	No	Yes
Siding	No	No	Yes* (If the work requires removal of electric meter.)
Sump Pump	No	No	Yes*
Sidewalks – Public	No	No	Yes^
Storage Shed	Yes	No	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 at the Public Works department