

# Village Reminds Residents and Contractors of Zoning/Building Permit & Inspection Requirements

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With the spring season upon us, many residents and contractors are planning various construction projects. To assist in the planning of such projects, there are several things individuals should know regarding the need for obtaining local permits. The Village requires a zoning permit for many different types of construction projects. The issuance of a zoning permit certifies that the proposed structure is in compliance with the use requirements (e.g. residential, commercial, or industrial), our requirements, and setback requirements in the affected zoning district.

In addition to the zoning permit, contractors, property owners, or any person performing building/renovations activities, electrical or heating and cooling work on residential properties in the Village of Versailles are required to obtain necessary permits from the Darke County Building Regulations Office, and have the necessary inspection conducted. If you are planning a project and you are not sure if you need a permit, call or visit the Darke County Building Regulations Office, at the County Administration Building, 520 S. Broadway in Greenville. The telephone number for the Darke County Building Regulations Office is (937) 547-7379. Plumbing improvements are permitted and inspected by the Darke County Health Department that can be reached at (937) 548-4196.

Village of Versailles Zoning Permits must be obtained for almost any new structure, including fences, gazebos, awnings, and storage buildings. However, a storage building with a floor area no larger than 100 square feet and not placed on a permanent foundation do not require a zoning permit. However, such storage buildings must comply with all setback requirements prescribed within the Village's Zoning Ordinance. It should be noted that the Darke County Building Regulations Office stipulates any storage building less than 200 square feet does not need a permit. This is separate and apart from the Village requirements. All new storage buildings must be at least six (6') feet from any property lines or out of any easement located on the property.

Projects exempt from Village zoning regulations are concrete or asphalt pavements for patios and private driveways on private residential properties. A permit is required for public sidewalks, drive approaches, and curb installations in public right-of-ways. Maintenance work, such as installation of new windows, doors, siding, and roofs do not require a permit from the Village. Please be advised there are Village Zoning regulations in place for various building improvements and appearance standards that are the responsibility of the property owner and/or contractor to be aware of when undertaking such projects. The Darke County Building Regulations Office no longer requires roof inspections for the replacement of roofing material. However, the Village Zoning regulations for residential zoned districts require that roof material to be either hidden fastener metal (such as standing seam or metal shingle), wood shingle, wood shake, synthetic or

composite shingle, ceramic tile, concrete tile, asphalt, or fiberglass shingle. Corrugated metal or corrugated fiberglass roofing is prohibited. Exterior siding shall be one or a combination of materials such as brick, stone, stucco, clapboard or clapboard-simulated vinyl or metal, wood shingles, shakes, or similar material (no smooth, ribbed, or corrugated metal, fiberglass, or plastic).

It is recommended that before starting any plans, citizens and property owners review all regulations thoroughly to understand all necessary compliance issues, especially considering some regulations have recently changed. Although not enforced by Village Officials, some sections of the Village have subdivisions covenants and restrictions which may prohibit or restrict the installation of fences, storage buildings, awnings, and other structures. These covenants and restrictions can be enforced by any other property owner in the same residential subdivision through civil court action.

All fences must have a permit and can be no taller than eight (8') feet in any rear yard and three (3') feet in a front yard. Please keep in mind that a corner lot on two streets will have two front yard areas. All fence must be installed at least two (2') feet off any property line. A fence may be installed closer than two (2') feet from a property line with written permission from the adjoining property owner that must be provided to the Village with the fence installation permit. A fence, storage building installation, addition, or new home construction requires that the actual property corners be located and marked either by found property pins or be re-established by an Ohio Licensed Professional Surveyor at the property owner's expense. The Village is not responsible to locate property corners and/or property lines. In some cases, a setback variance may need to be applied for with the Board of Zoning Appeals (BZA). It is always important to check with the Village prior to finalizing plans.

Do not overlook the need for zoning permits for front/rear patio enclosures and awnings. Even if you purchase these products on a "ready to install" basis, most conversions of porches or patios to walk-in or roofed-over areas require zoning authorization. In all cases where zoning permits are required, the property owner is responsible for seeing such permits are obtained.

Village Officials encourage those of you who are considering construction plans to check into building and zoning permit regulations prior to beginning your project. For additional information and assistance, please visit the Village's website [www.versaillesoh.com](http://www.versaillesoh.com) and click on the Government tab to find the Zoning Regulations or contact the Village Administrative Office at (937) 526-3294.