

What are Zoning and Property Maintenance Codes?

Like most communities, Riverside has rules and that help keep the community safe, clean, and orderly. These rules are called Zoning and Property Maintenance Codes. City zoning rules regulate things like the size and location of houses, garages and fences on properties. Property Maintenance codes set standards for the maintenance of properties like requirements to cut grass, remove trash, and keep properties in good repair. Zoning and Property Maintenance Codes help preserve property values and keep our neighborhoods safe, healthy, and attractive.

What do I do if I receive a Notice of Violation?

If a property owner is not complying with the Zoning or Property Maintenance Codes, they will receive a "Notice of Violation". Code violations include things like overgrown grass or shrubs, junk, trash, or debris in yards, and cars that do not run or that are unlicensed. Taking care of these situations before they become an eyesore will help keep you from getting a violation notice.

If you are notified of a problem with your property, you will be given a written notice requiring that you correct the violation within a set number of days. The notice is not a citation, ticket, or charge. It simply lets you know there is a problem and gives you time to correct it. However If the violation is not corrected by the deadline on the notice a court case may be initiated. With this being the case, the best thing to do is correct the violations before the deadline. If you are unable to correct the violations in the time provided, please call the office to discuss an extension. We are willing to work with you if you're willing to work with us.

If you need further information on zoning and code enforcement please call Chris Lohr at 937-233-1801 or email zoning@riverside.oh.us.