QUICK FACTS
ABOUT PROPERTY OWNERSHIP IN
THE VILLAGE OF GREENHILLS

Thank you for being a Greenhills property owner and vital part of our unique and wonderful community.

Our surrounding greenbelt and adjacent park offer a lush green natural habitat for plants, animals and residents alike. Greenhills has a wonderful small town feel with quiet streets, beautiful trees, and a centrally located Village Common. The walking paths have been laid out to allow residents easy walkable access to our community swimming pool, golf course, library, Post Office, and restaurants.

As property owners in Greenhills, it is important that we work together to maintain our land and buildings in a clean, safe and sanitary manner. Well-maintained properties contribute to our property values and the overall quality of our Village as well.
THE BASICS OF MAINTAINING YOUR PROPERTY IN GREENHILLS

YARD MAINTENANCE
All lawns should be maintained and free from weeds and excessive plant growth. Grass should not exceed 8 inches in height.

VEHICLES
No inoperative or unlicensed vehicles can be parked, kept, or stored outside on any premises in the Village. No vehicle may at any time be in a state of major disassembly, disrepair or in the process of being stripped or dismantled. Parking of vehicles is strictly prohibited.

RECREATIONAL VEHICLES
A boat, trailer or motor home may be stored on residential property if parked on a paved surface that meets the applicable setback requirements. Wheels should remain on transporting devices, and no trailer may be affixed to the ground for any period of time. These vehicles may not be used for storage, habitation, or business for any length of time.

TRUCKS
No truck, van, construction equipment, or other vehicle of a business nature that exceeds 22' in length or 7.5' in height may be parked on residential property. No semi-trailer or tractor, tow truck, box truck, or dump truck may be parked or stored in a residential district.

GOLF CARTS
Golf carts are only permitted on village streets where the speed limit is 25 MPH, which means they cannot be driven on Winton Road. A complete list of golf cart requirements and restrictions can be obtained from the Village office.
**GARBAGE**

All property must be free from any accumulated rubbish or garbage.

- Residential waste is picked up by Rumpke on **Wednesdays**. Garbage should not be set out before 3 pm on Tuesday. Empty cans must be removed from the curb no later than 24 hours after collection. Plastic or paper bags cannot be used for the outside storage of garbage, and can only be used for set-out on the day of collection.

- Recycling is placed in the green designated Rumpke containers and picked up **every other week** on Wednesdays.

- Discarded upholstered furniture, mattresses or other items that could harbor bed bugs **must be sealed in a plastic bag**. Large bags are available for purchase from the Village office.

- All waste and recycling containers should be stored in a manner that prevents them from being seen from the street. Small fences or shrubs are appropriate front and side yard screening for containers.

- Businesses must contract directly with a private hauler for waste collection. All establishments must provide close-fitting covers for the storage of waste materials until removed from the premises for disposal.

Check [GreenhillsOhio.us](http://GreenhillsOhio.us) for more details on waste collection.

**MAINTAINING THE EXTERIOR OF YOUR HOME OR BUSINESS**

- All **exterior walls** must be free from holes, breaks and loose or rotting materials.

- **Paint or siding** should be on all exterior surfaces to prevent decaying, corroding, etc.

- All structures should be **identified by address numbers** that are clearly legible and visible from the street (4 inches or larger).

- The accumulation and/or storage of junk vehicles, disabled or inoperative machinery and equipment, dismantled parts of vehicles, discarded appliances and furnishings, other junk and debris is prohibited except when stored within a completely enclosed building or structure.
- All structures, or portions of structures, must be maintained **structurally safe and sound**.
- **Doors, including garage doors and windows** should be operable and have devices designed to provide security for the occupants and property within.
- Signs, where permitted, must be kept in good condition and be removed when no longer applicable.
- The public right-of-way should be kept clear. Please do not place signage, basketball hoops, plantings, or other items in the right of way, on utility poles or other public property.

**USES OF YOUR PROPERTY**

All uses of property within Greenhills require approval of the Greenhills Zoning Officer. In some instances, approval of the Greenhills Planning Commission may be necessary.

**HOME BUSINESSES**

Home businesses require a conditional use permit if the business is an accessory use clearly incidental and secondary to the use of the structure as a dwelling. Check the Greenhills Zoning Code Section 1125.02 for details.

**GREENBELT**

In Greenhills, there is actually a zoning district entitled: Greenbelt. That district – for the most part – encircles the community. Not all of the greenbelt property is publicly owned. Regardless of the ownership, there are limited uses on greenbelt land. Check with the Village administration at 825-2100 for details.

**STREET TREES**

Greenhills has an extensive “urban forest” and the planting, maintaining, trimming, and removal of trees in the planting strip and other right-of-way is the responsibility of the Village.
STAYING INFORMED

One Call is the Village's free community messaging system that keeps participants informed of key current events and possible emergencies through an automated phone call to your home or your mobile phone.

To sign up for One Call contact the Village Office at 825-2100 or at ekovach@greenhillsohio.org.

WHAT HAPPENS IF YOU FAIL TO COMPLY WITH GREENHILLS CODES?

If you are found to be in violation of a Village code, you will receive a call and/or a warning letter from the Greenhills Code Enforcement Officer. The section of Code that is in violation will be identified for you in that letter and you will be given a period of time to comply. If you fail to do so, you will be cited to Mayor's Court.

This brochure is intended solely for the purpose of making property owners aware of some of the property rules and regulations by which they will be governed. It is not intended to be a replacement or concise summary of all applicable codes. For further details, contact the Village or view the Greenhills Codified Ordinances online at:

www.GreenhillsOhio.us
**IMPORTANT NUMBERS**

**Greenhills Police Department**
Emergency: 911
Non-emergencies: (513) 825-2101
(For code violations related to junk vehicles, or violations in the public right-of-way.)

**Greenhills Fire Department**
Emergency: 911
Non-emergencies: (513) 589-3583

**Greenhills Code**

**Enforcement/Zoning**
To report a code violation on private property: (513) 745-0370
For zoning questions: (513) 825-2100

**Hamilton County Public Health District** (513) 946-7800
For issues that threaten health, such as food, housing, landfills, plumbing, sewage, private septic systems, solid waste, etc.

**Hamilton County Environmental Services** (513) 946-7777
For issues that threaten the environment such as air quality or household hazardous waste.

**Rumpke**
Questions: (513) 851-0122 ext. 3732
www.rumpke.com

**Village of Greenhills**
For up-to-date Village information visit www.GreenhillsOhio.org
Office hours: Mon. - Fri. 8:00am to 4:00pm
Village Office: (513) 825-2100
fax (513) 825-2370
11000 Winton Road
Greenhills, Ohio 45218