

FENCES AND WALLS

Application Instructions and Submittal Requirements



PERMIT REQUIRED

A zoning permit is required for a installation and/or construction of a fence or wall. Fences and walls include, but are not limited, to the following:

1. Vinyl or wood privacy fence
2. Ornamental metal and picket fences
3. Chain link and wire fences
4. Wood split-rail and KY three-board fences
5. Masonry, stone, and block walls
6. Retaining walls

A building permit from the Warren County Building Department is required for walls that are 48 inches or higher in overall height.

APPLICATION FORM

An "Application for Zoning Permit" shall be completed and submitted.

FILING FEE

\$20.00, payable by check, cash, or credit card.

SUBMITTAL REQUIREMENTS

Three (3) copies of plans shall be submitted with the application. The plans shall show the following information:

Plot Plan

- Property lines*. The property owner is responsible for locating and verifying property lines to ensure the proposed fence is located within the property boundary.
- Existing buildings and structures (i.e., House, shed, swimming pool, deck, etc.)
- Location of the proposed fence or wall

**** A plot plan provides the most accurate information about your property and typically shows public and private easement locations. The City may have this information on file, please contact the Department of Planning and Development at 513-228-3171.***

Fence / Wall Detail

- Drawing of the fence/wall that shows the following information:
 - Material (i.e. wood, vinyl, metal, stone etc.)
 - Design (i.e. picket, privacy, wrought iron, retaining wall etc.)
 - Height – If wall(s) exceeds an overall height of four (4) feet, an engineered drawing of the wall is required; the drawing shall be stamped by a professional architect or engineer registered in the State of Ohio. A building permit is required form the Warren County Building Department.

FENCING REGULATIONS – LCO §1135.14

A. Permit Required For Erection of Fences

1. No fence shall be erected, except as exempted or specified within this ordinance, until all required fees have been paid and a zoning permit has been issued for such fence by the Department of Planning and Development.

ADDITIONAL INFORMATION ON REVERSE SIDE

2. A separate fence application and permit shall not be required if such fence is incorporated as part of a site plan, submitted in accordance with Section 1132.06 (Site Plan Review).

FENCING REGULATIONS – LCO §1135.14 (cont'd)

B. Prohibited Fencing Materials

1. Chain link and other similar wire fence materials shall be prohibited in the front yard.
2. Barbed wire and other sharp pointed fencing materials shall be prohibited.

C. Fencing Permitted in Residential Districts

Fences and/or walls within all residential zoning districts (R Districts) shall conform to the following requirements:

1. Only decorative fencing or wood-picket fences shall be permitted in a front yard provided the fencing is at least 50% open and has a maximum height of 36 inches. Split-rail fencing shall be prohibited in the front yard unless authorized as part of a PUD (See Figure 10).
2. Fencing may be erected in side or rear yards up to a maximum height of 48 inches in the side yard and 72 inches in a rear yard (See Figure 10).

D. Fencing Permitted in Business Districts

Fences and/or walls within all business districts, including those permitted with all conditionally permitted uses in these districts shall conform to the following requirements:

1. Permitted fencing may be erected in front yards of lots in a business district or RE District with a maximum height of 48 inches (See Figure 10).
2. Except as provided for in Section 1137.12 (Vision Clearance Triangle), permitted fencing may be erected in side and rear yards of lots in a PO, NC, GC, or CBD District with a maximum height of 72 inches (See Figure 10).
3. Except as provided for in Section 1137.12 (Vision Clearance Triangle), permitted fencing may be erected in side and rear yards of lots in an I-P, I-1, or I-2 District with a maximum height of 84 inches (See Figure 10).

E. Fencing Permitted in PUD and MU Districts

The location, height, and type of all fences and/or walls within any area zoned with a PUD or MU District shall be as approved by the planning commission.

F. Fencing atop Retaining Walls

A combination fence and retaining wall may be erected. The retaining wall portion may be erected up to the level of the higher finished grade, provided a building permit has been obtained for such retaining wall from the city. The fence portion must be of the class and height permitted within this ordinance for the applicable zone. Fence height shall be measured from the level of the higher finished grade.

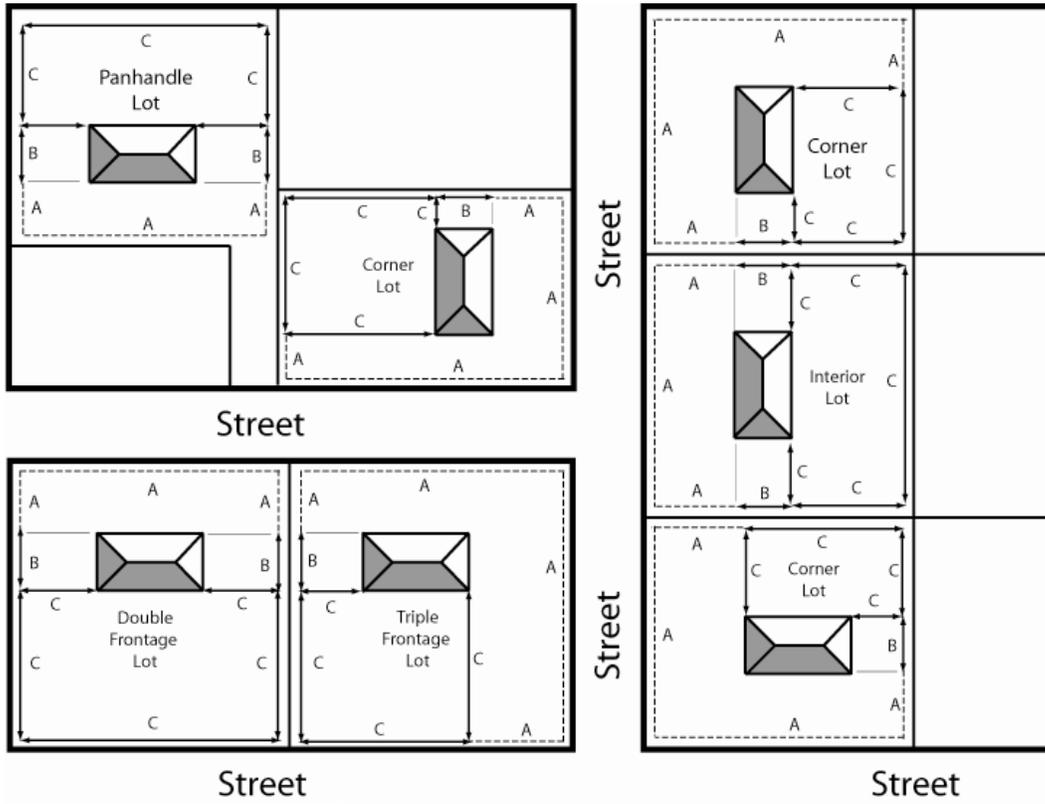
G. Electric Fences

1. No fence carrying an electrical charge shall be permitted in any zone except when such fence is used in conjunction with an agricultural use, as defined herein, and provided the fence is not located along the perimeter with adjacent property.
2. Underground electric or radio fencing used for the confinement of animals shall be exempt from this prohibition.

H. Structural Elements of Fencing

Fences shall be constructed so that all structural members shall be located on the inside of the fence. The inside shall be the side which faces the property owned by the person building the fence.

FIGURE 10



A = Fencing in the Front Yard
 B = Fencing in the Side Yard
 C = Fencing in the Rear Yard

Figure 10: Permitted fencing location is based on lot type and yard location.

