

City of Germantown

1 N. Plum Street
Germantown, Ohio
937-855-7255

www.germantown.oh.us

FENCES

You will need to complete the Zoning Application completely and turn in to the City Building located at 1 N. Plum Street. Offices are open Monday-Friday, 8:00 a.m. – 4:30 p.m.

Completed Zoning Application along with one copy of the site plan. This should be a birds eye view of your property showing exactly where you propose to install the fence.

1. Indicate where the front/rear of the property is located and if the home is on a corner.
2. Include length and height of proposed fence
3. Include material (i.e. wood, chain link, split rail)
4. Include any structures currently on the property (i.e. shed/pool)
5. Include approximate distance from fence (property line) to the house from all 3 sides, including to other structures on your property.

An example is enclosed and you may draw it yourself.

Omitting any of the required information may delay the application process.

Once submitted, it typically takes 3-5 business days for the review process. It could take longer if additional information is requested by the Zoning Department. Fence Permit Applications are \$15 and can be paid by cash, check or credit card. You will be contacted once the permit has been issued.

APPROVED ZONING PERMITS ARE GOOD FOR 1 YEAR

Included is a copy of Section 1129.09 of the Germantown Codified Ordinance's that pertains to fences.

By law, everyone **MUST** contact the Ohio Utilities Protection Service at 8-1-1 or 1-800-362-2764 at least 48 hours before but no more than 10 working days (excluding weekends and legal holidays) prior to the digging project.

City of Germantown
One North Plum Street
Germantown, Ohio 45327

ZONING PERMIT APPLICATION
zoning@germantown.oh.us
Phone (937) 855-7255

Residential

Commercial

Date: _____

Parcel ID Number: _____

Property Address: _____

Cell/Business Number _____

Property Owner: _____

Home Phone Number: _____

Applicant: _____

Home Phone Number: _____

Applicant Address: _____

Cell/Business Number _____

Applicant Email: _____

Fence (\$15.00)

Pool (\$15.00)

Shed/Barn (\$15.00)

Single Family Dwelling (\$25.00)

Addition (residential \$15.00/Commercial \$50.00)

Sign (\$15.00)

Other: _____

Existing Use: _____

Proposed Use: _____

Provide three (3) sets of a detailed diagram or plot plan and narrative of project showing/explaining all dimensions of the lot, location of existing buildings and location of proposed construction. Show distances from all lot lines to existing buildings and proposed buildings. A scaled diagram may be required along with additional information as the City Manager or designee deems necessary. The property owner understands that the application, diagram and other information presented for the above construction and/or use shall be located entirely upon the property location indicated above and further understands that the property owner shall be liable for substituting same. **Any omitting of required information may delay the application process. The property owner and/or applicant further understands that a Certificate of Zoning Compliance is required BEFORE the commencement of any use or occupation of any building or construction within the space. This permit will expire within one (1) year of issuance if construction has not commenced.**

I have read the above information and have included the required drawings

Signature of Property Owner

Signature of Applicant

Office Use Only

Date Received: _____

Date Reviewed: _____

Zoning District: _____

Permit Number: _____

Zoning Fee: _____

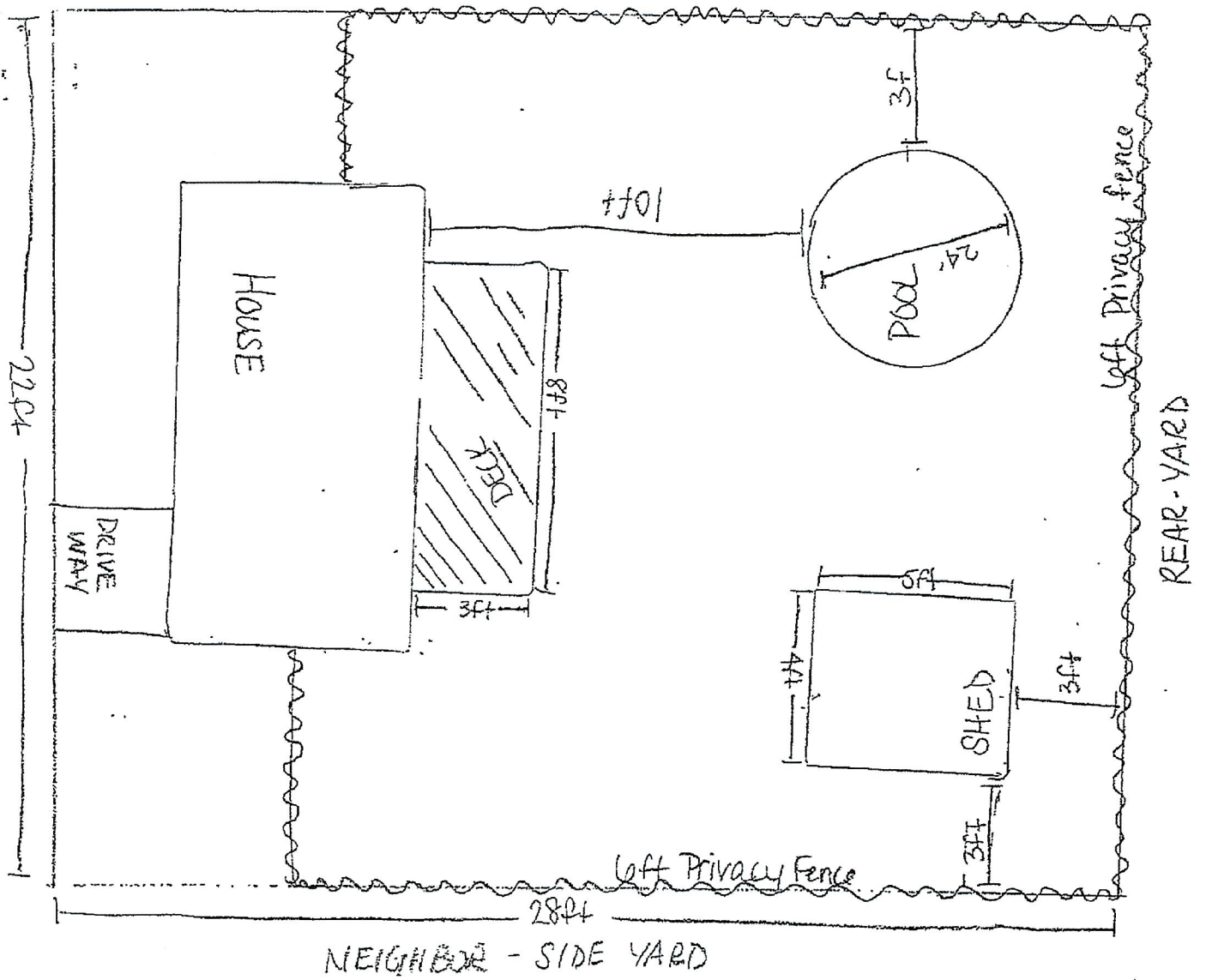
Date Paid: _____

Approved

Disapproved

Comments: _____

Signature of Zoning Officer



- EXAMPLE OF LOT PLAN -

- POOL
- SHED
- DECK
- FENCE

1129.09 FENCES AND ELECTRONIC FENCES.

(a) Fences constructed within a rear yard and side yard shall not be higher than six (6) feet. All fences are considered an accessory structure.

(b) No fence, wall, or hedge shall rise over thirty-six (36) inches in height on any required front yard. No fence, wall or hedge planting shall interfere with visibility from a driveway or public right-of-way. The Municipal Manager is hereby empowered to cause all obstructions to be removed in the interest of public safety.

(c) All support structures shall face to the inside of the lot.

(d) Any posts or decorative features used in the construction of a fence shall not be higher than one (1) foot above the height of the fence.

(e) It shall be the property owner's responsibility to ensure that all fences shall be erected within the property.

(f) Fences on properties next to an alley shall not be higher than seven (7) feet on the rear or side yard facing the alley.

(g) All fence installation or modification requires a Zoning Permit.

(h) Fences are permitted to be constructed on easements. However, if access is needed to the easement, the fence shall be removed and reinstalled at the owner's expense.

(i) A thirty-six (36) inch fence is permitted on corner lots subject to the condition that the fence provides for eighty percent (80%) visibility. The fence may not obstruct the visibility at any intersection.

(j) Any owner, keeper, or harbinger of an animal relying upon an electronic fence, "Invisible Fence", or similar containment system, must post visible signage evidencing that such containment system is in place.

(k) An electronic fence, "Invisible Fence", or similar containment system shall require a building permit, same as construction of any other fence or barrier requires.

(l) An electronic fence, "Invisible Fence", or similar containment system, must have its boundary no less than four (4) feet from the property line of the property on which the electronic fence, "Invisible Fence", or other similar containment is constructed.
(Ord. 14-53. Passed 8-18-14.)

(m) No one shall construct or install any electronic fence, "Invisible Fence", or similar containment system, on any property that abuts or is contiguous with any public park or public walkway, not to include sidewalks which run parallel to any public street.
(Ord. 15-01. Passed 1-20-15.)

(n) It shall not be a defense to a charge under this section that the electronic fence or containment system was not working or that it failed to keep an animal from leaving the owner's premises.

(o) Whoever violates any provision of this section shall be guilty of a minor misdemeanor. (Ord. 14-53. Passed 8-18-14.)