

MUNICIPALITY OF GERMANTOWN

75 North Walnut Street
Germantown, Ohio 45327-1299

Fences

Included is a copy of Section 1129.09 of the Germantown Codified Ordinances that pertains to fences.

You will need to complete the Zoning Application completely and return it to the Municipal Building, 75 North Walnut Street, Second Floor, Monday – Friday, 8:00 a.m. – 4:30 p.m.

- Zoning Permit Application
- One (1) copy of a site plan. This is a bird's eye view of your property showing exactly where you propose to install the fence and indicate front/rear of property and if the home is located on a corner. Please include length, height and material type. An example is enclosed and you may draw this yourself.

Once you submit your application and site plan it will be reviewed by the Zoning Department. This process will take 3-5 days, unless additional information is required.

The Municipal Staff will contact you when the Zoning Permit is ready to be picked up. At the time you pick up your Zoning Permit a \$15.00 fee will be due. This may be paid by cash or check made payable to the Municipality of Germantown.

All Zoning permits are good for one (1) year.

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

Finance Department
(937) 855-7257

Manager's Office
(937) 855-7255

Planning/Zoning Department
(937) 855-7255

Tax Department
(937) 855-7258

FAX(937)855-3215
www.ci.germantown.oh.us

1129.08 REQUIRED REFUSE COLLECTION AREAS.

The refuse collection areas provided by all multi-family residential, commercial, and industrial uses for the collection of trash, garbage, and other refuse shall be enclosed on three sides by a solid wall, fence, or shrubbery of at least 4 feet in height, unless within an enclosed building or structure. Provisions shall be made for regular and adequate vehicular access to such areas for collection purposes, as determined necessary by the Municipal Manager. Storage areas of proper density in residential districts shall utilize such additional screening as required in this Zoning Code.
(Ord. 00-30. Passed 6-5-2000.)

1129.09 FENCES.

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

(b) No fence, wall, or hedge shall rise over 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. (Ord. 08-16. Passed 5-19-08.)

(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 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 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 construction on easements. However, if access is needed to the easement, the fence shall be removed and reinstalled at the owner's expense.
(Ord. 04-45. Passed 7-19-04.)

(i) A 36 inch fence is permitted on corner lots with the condition that the fence provides for eighty percent (80%) visibility. The fence may not obstruct the visibility at any intersection. (Ord. 08-16. Passed 5-19-08.)

1129.10 PROJECTIONS INTO REQUIRED YARDS.

(a) Chimneys, flues, sills, pilasters, and other similar features may project into a required side yard a maximum of 12 inches. Roof overhangs may extend into a required side yard, a maximum of 12 inches.

(b) No structure may project into a required front yard. However, steps, not porches, may extend from the dwelling into the required front yard a maximum of 10 feet.
(Ord. 00-30. Passed 6-5-2000.)

Municipality of Germantown
Application for Zoning Permit
75 North Walnut Street
Germantown, Ohio 45327

Phone (937) 855.7255 Fax (937) 855.3215

Date: _____

Property Address: _____ Property ID Number: _____

Property Owner: _____ Phone Number: _____

Applicant (if other than property owner): _____

Applicant's Address: _____ Phone Number: _____

Complete Description of Proposed Construction and /or Use: _____

Provide a detailed diagram or plot plan showing all dimensions of the lot, location of existing buildings, and location of proposed construction. Show distances existing buildings and proposed buildings are from all lot lines. A scaled diagram may be required along with additional information as the Municipal 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 substantiating same. **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. This permit will expire within one year of issuance if construction has not commenced.**

Signature of Property Owner

Signature of Applicant

OFFICE USE ONLY

Zoning District: _____

Date Reviewed: _____

Lot in Floodplain: Yes () No ()
(If Yes, is used exempt?) Yes () No ()

Approved () Disapproved ()

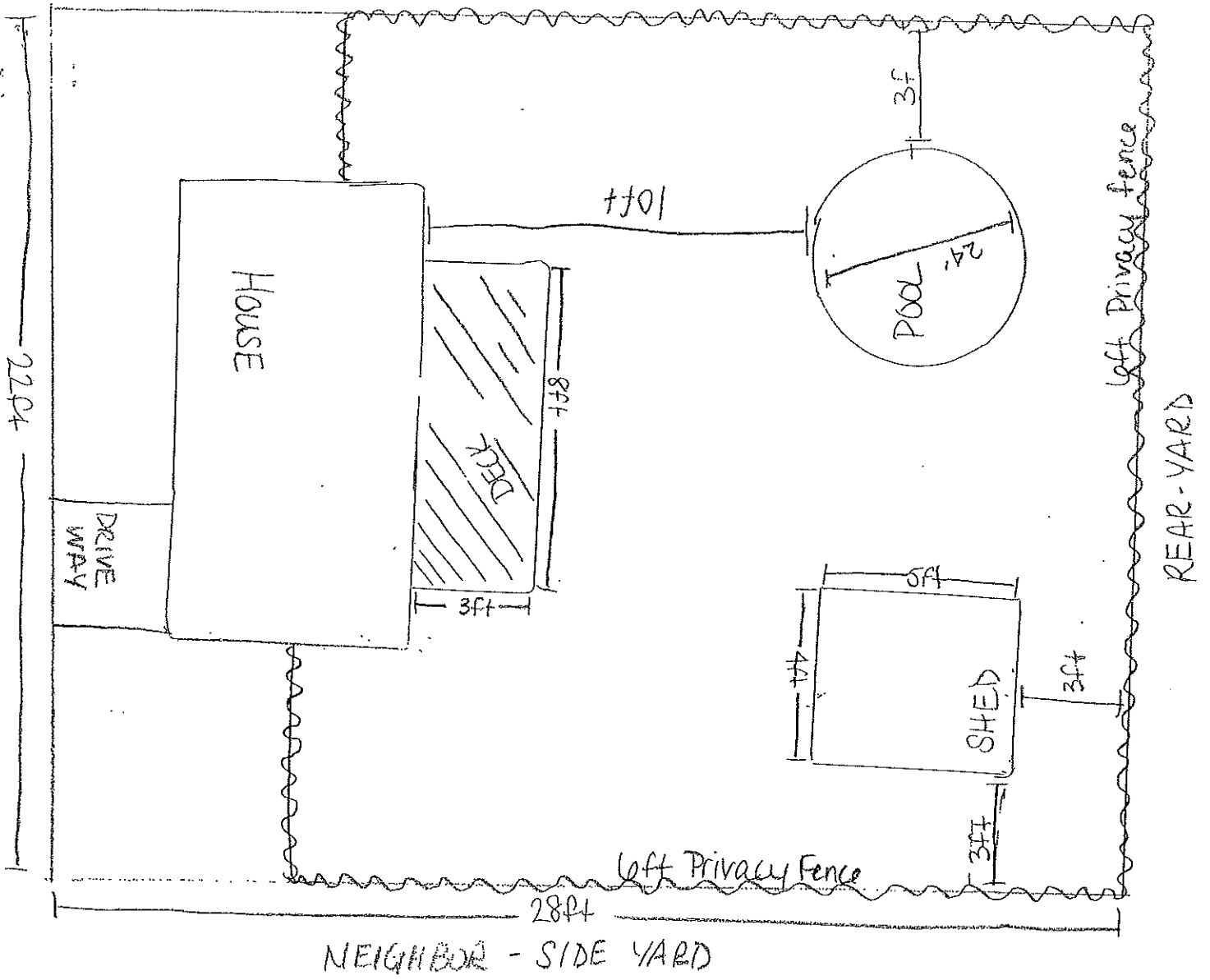
Easement on Property: Yes () No ()
(If Yes, does it affect application?) Yes () No ()

Permit No: _____

Zoning Fees: _____

Signature of Zoning Compliance Officer

*If applicable, reason application was denied: _____



- EXAMPLE OF LOT PLAN -

- POOL
- SHED
- DECK
- FENCE