

# CITY OF GERMANTOWN

One North Plum Street Germantown, OH 45327  
937-855-3855 [www.cityofgermantown.oh.us](http://www.cityofgermantown.oh.us)

## 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 City Building at One North Plum Street. Offices are open Monday-Friday, 8:00 a.m.- 4:30 p.m.

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

Once you submit your application and site plan, it will be reviewed by the Zoning Department. The process will take 3-5 days unless additional information is required. Zoning Permits are \$15.00. Fees may be paid with cash or checks payable to The City of Germantown.

City Staff will contact you when the Zoning Permit is ready to be picked up.

Zoning permits are good for one (1) year.

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.

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## 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 in 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.)

**City of Germantown  
Zoning Permit Application  
One North Plum Street  
Germantown, Ohio 45327  
Phone (937) 855-7255 Fax (937) 855-3215**

Residential

Commercial

Date: \_\_\_\_\_

Parcel ID Number: \_\_\_\_\_

Property Address: \_\_\_\_\_

Property Owner: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Applicant: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

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. **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 (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: \_\_\_\_\_

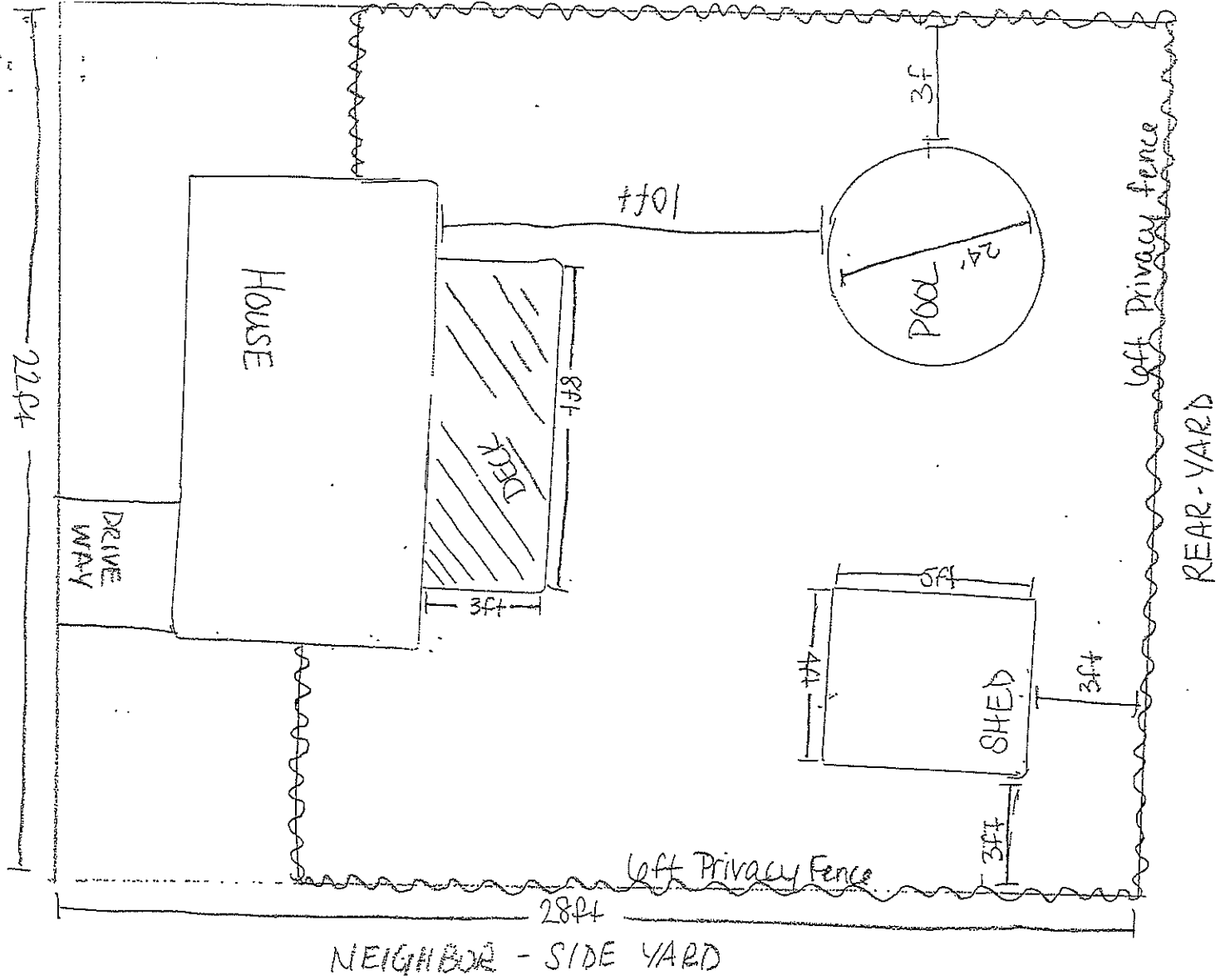
Approved

Disapproved

Comments: \_\_\_\_\_

\_\_\_\_\_  
Signature of Zoning Officer

March 2018



- EXAMPLE OF LOT PLAN -

- POOL
- SHED
- DECK
- FENCE