



# CITY OF BELLBROOK

## ZONING PERMIT – FENCES

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305

(937) 848-4666 [WWW.CITYOFBELLBROOK.ORG](http://WWW.CITYOFBELLBROOK.ORG)

DATE RECEIVED \_\_\_\_/\_\_\_\_/\_\_\_\_ STAFF USE APPLICATION # \_\_\_\_\_

### APPLICANT INFORMATION

PROPERTY ADDRESS \_\_\_\_\_ ZONING DISTRICT \_\_\_\_\_

PROPERTY OWNER \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

APPLICANT NAME \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

APPLICANT EMAIL \_\_\_\_\_

### REQUEST INFORMATION

TYPE OF LOT CORNER  INTERIOR  OTHER

FENCE TYPE CHAIN LINK  PRIVACY  SPLIT RAIL  PICKET

OTHER  \_\_\_\_\_

FENCE LOCATION (CHECK ALL THAT APPLY) FRONT YARD  SIDE YARD  REAR YARD

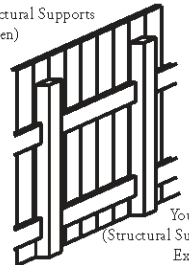
FENCE HEIGHT (FILL IN ALL THAT APPLY) FRONT YARD \_\_\_\_\_ SIDE YARD \_\_\_\_\_ REAR YARD \_\_\_\_\_

FENCE MATERIAL(S) \_\_\_\_\_

OTHER COMMENTS \_\_\_\_\_

#### Fence Orientation

Neighbor's Yard  
(Structural Supports  
Hidden)



Your Yard  
(Structural Supports  
Exposed)

### SHOW PROPOSED FENCE LOCATION ON CORRESPONDING LOT TYPE

		<p>Draw proposed fence location here if other Examples do not match your lot's layout</p>
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I HEREBY CERTIFY THAT THE INFORMATION AND STATEMENTS GIVEN ON THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT IF THE INFORMATION IN THIS APPLICATION IS NOT CORRECT OR COMPLETE, ANY PERMIT ISSUED MAY BE INVALID WITH THE RESULT BEING THAT I MAY BE REQUIRED TO TAKE THE ABOVE-DESCRIBED ACCESSORY STRUCTURE DOWN AT MY OWN EXPENSE. ANY APPROVAL GRANTED BY THE CITY SHALL EXPIRE IF THE WORK HAS NOT BEGUN WITHIN ONE (1) YEAR FROM THE DATE OF APPROVAL.

APPLICANT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

OFFICE USE ONLY		
<b>PERMIT FEE</b>	<b>PAYMENT TYPE</b>	<b>REVIEW AUTHORITY</b>
\$ _____	CASH <input type="checkbox"/> CHECK <input type="checkbox"/> # _____	ADMINISTRATIVE <input type="checkbox"/> BZA <input type="checkbox"/> VRB <input type="checkbox"/>
APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>	STAFF SIGNATURE _____ DATE ____/____/____	
APPROVED-CONDITIONS <input type="checkbox"/>		

## REGULATION OF FENCES

### A. PURPOSE

FENCES ARE OFTEN USED FOR PRIVACY, SECURITY, AND TO PROVIDE BOUNDARIES FOR INDIVIDUAL PROPERTIES.

### B. PERMIT REQUIRED

NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED, MOVED, ADDED TO, STRUCTURALLY ALTERED, NOR SHALL ANY BUILDING, STRUCTURE OR LAND BE ESTABLISHED OR CHANGED IN USE WITHOUT A PERMIT ISSUED BY THE ZONING INSPECTOR. ZONING PERMITS SHALL BE ISSUED ONLY IN CONFORMITY WITH THE PROVISIONS OF THIS ORDINANCE UNLESS THE ZONING INSPECTOR RECEIVED A WRITTEN ORDER FROM THE BOARD OF ZONING APPEALS OR FROM THE CITY COUNCIL, AS PROVIDED BY THIS ORDINANCE.

### C. FENCES & WALLS (ZONING CODE: 18.06)

#### a) NON CORNER LOTS:

- i) *SIDE AND REAR YARDS* NO FENCE OR WALL SHALL EXCEED SIX (6) FEET IN HEIGHT UNLESS IT IS TEN (10) OR MORE FEET FROM THE PROPERTY LINE. IN RESIDENTIAL ZONES, CHAIN LINK, WIRE OR WIRE MESH FENCES SHALL NOT EXCEED FIVE (5) FEET IN HEIGHT UNLESS TEN (10) OR MORE FEET FROM THE PROPERTY LINE. SIDE YARD FENCES AND WALLS SHALL NOT EXTEND FORWARD OF THE HOUSE OR FRONT SETBACK LINE. ALL FENCES SHALL BE CONSTRUCTED WITH SUPPORTING FENCE POSTS PLACED FACING THE INTERIOR OF THE LOT.
- ii) *FRONT YARD* NO FENCE OR WALL SHALL EXCEED FOUR (4) FEET IN HEIGHT ABOVE THE GROUND; BE MADE OF WIRE OR CHAIN LINK; BE CLOSER THAN FIVE (5) FEET TO THE FRONT PROPERTY LINE.

#### b) CORNER AND DOUBLE FRONTAGE LOTS

FENCES AND WALLS ON BOTH STREETS SHALL MEET ABOVE FRONT YARD REQUIREMENTS.

#### c) SWIMMING POOLS

- i) EVERY OUTDOOR SWIMMING POOL (GREATER THAN 18" IN DEPTH), OR THE ENTIRE REAR YARD OF THE PROPERTY ON WHICH IT IS LOCATED, SHALL BE COMPLETELY FENCED OR WALLED TO PREVENT UNCONTROLLED ACCESS. THE FENCE OR WALL SHALL BE NOT LESS THAN FIVE (5) FEET IN HEIGHT AND SHALL BE MAINTAINED IN GOOD CONDITION WITH A GATE OR DEVICE THAT SHALL BE SELFLOCKING AND SECURED WHEN NOT IN USE. FENCES SURROUNDING POOLS SHALL MEET THE REQUIREMENTS OF SECTION 18.06(1)(A). A DWELLING, HOUSE OR ACCESSORY BUILDING MAY BE USED AS PART OF SUCH ENCLOSURE; AND
  - ii) ABOVE GROUND POOLS, THE CIRCUMFERENCE OF WHICH ARE DECKED AND COMPLETELY FENCED AND THE TOP OF THE FENCE IS NOT LESS THAN FIVE (5) FEET ABOVE THE GROUND LEVEL ARE CONSIDERED TO MEET THE FENCE HEIGHT REQUIREMENTS. ALL OTHER PROVISIONS IN SECTION 18.05(B)(1) APPLY.
- d) ORNAMENTAL FENCES AND THOSE, WHICH DO NOT ACTUALLY COMPLETE THE ENCLOSURE OF A YARD, ARE CONSIDERED AN "OTHER" PERMIT FOR PURPOSES OF THE REQUIRED FEE.

### D. EASEMENTS

BE AWARE THAT YOUR PROPERTY MAY INCLUDE RECORDED EASEMENTS, INCLUDING BUT NOT LIMITED TO UTILITY EASEMENTS, AND THE PROPERTY OWNER IS SOLELY RESPONSIBLE FOR LOCATING ALL RECORDED EASEMENTS. THE PROPERTY OWNER ASSUMES ALL RISK WHEN CONSTRUCTING A NON-PERMANENT ACCESSORY BUILDING WITHIN A RECORDED EASEMENT. SUCH BUILDING MAY REQUIRE RELOCATION OR REMOVAL AT THE OWNER'S EXPENSE FOR SCHEDULED OR EMERGENCY MAINTENANCE, REPAIR, OR REPLACEMENT WITHIN THE EASEMENT. CONTACT THE COUNTY AUDITOR OR RECORDER'S OFFICE FOR A COMPLETE LISTING OF RECORDED EASEMENTS ON YOUR PROPERTY.