

Please read and review this informational document to help you apply for your permit.

If you are replacing an existing fence, please contact our office before submitting for a permit. (937) 767-1702 or email Denise Swinger at [dswinger@vil.yellowsprings.oh.us](mailto:dswinger@vil.yellowsprings.oh.us), or Raven Behrens at [rbehrens@vil.yellowsprings.oh.us](mailto:rbehrens@vil.yellowsprings.oh.us)

### **Fence Height, and location requirements**

- Fences may be installed directly on your property line. You are responsible for knowing where your property line is, and if you aren't sure we recommend contacting a surveyor to locate your property pins.
- In front yards, the height cannot exceed four (4) feet.
- Corner lots have two front yards, the lot lines abutting public roads, and the 4-foot height limit applies.
- For corner lots, the height cannot exceed three (3) feet in the "Clear Vision Triangle" (see diagram below)
- For side and rear yards, the height cannot exceed six (6) feet.
- Fences, walls, or foliage adjacent to any public sidewalk must be setback at least one foot from the inside line of the sidewalk.
- Visibility into and out of any driveway or street must remain unobstructed.
- Fences, walls or foliage erected or maintained above or within utility easements shall be subject to removal, as necessary in emergency circumstances, to provide access to such easements.

### **Requirements pertaining to material**

- If there is an unfinished side of the fence material used, the finished side must face out away from the property towards neighbors.
- Barbed wire or electrically charged fences may be erected in non-residential districts, provided the electrically charged or barbed section of the fence shall be no lower than seven feet above grade.

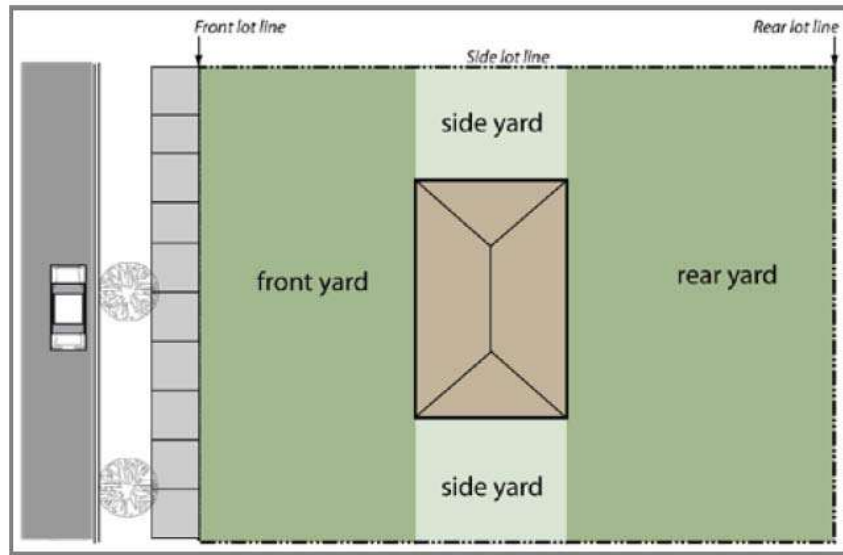
### **Definitions**

**Yard.** An unoccupied open space from the ground upward, between the building wall and the adjoining lot lines.

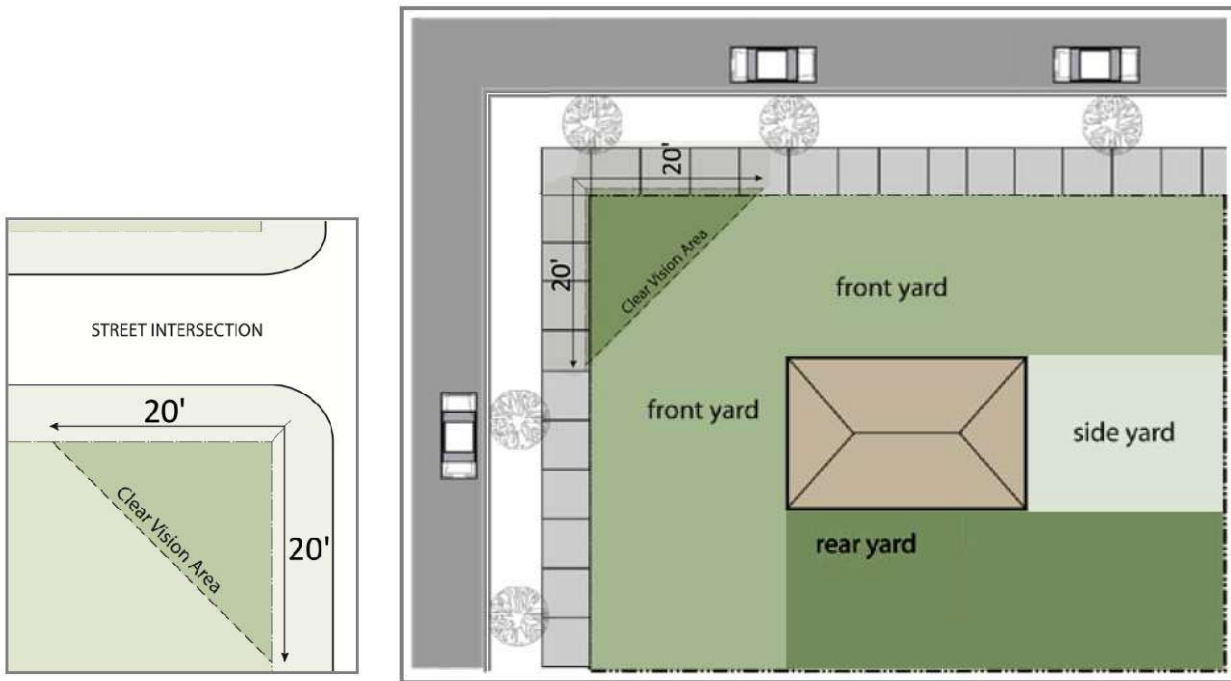
(1) **Front yard.** The space extending the full width of the lot between the nearest edge of a building and the front lot line.

(2) **Rear yard.** The space extending the full width of the lot between the nearest edge of a building and the rear lot line.

(3) **Side yard.** An open space extending from the front yard to the rear yard between the nearest edge of a building and the nearest side lot line.



(b) Clear Vision Corner. Fences, walls, structures, shrubbery or other potential obstructions to vision, except utility poles, lights and street signs, shall not be permitted to exceed a height of three feet within a triangular area formed by the intersection of the street right-of-way lines and a line connecting two points located on those intersecting right-of-way lines 20 feet from the point of intersection with the right-of-way lines.



For more details on the information provided, see section [1260.01 General Provisions](#), and section [1284.11 Definitions X-Y-Z](#) of the Codified Ordinances.

If you have any questions, please reach out to us by email, or phone. (937) 767-1702

Denise Swinger, [dswinger@vil.yellowsprings.oh.us](mailto:dswinger@vil.yellowsprings.oh.us)

Raven Behrens, [rbehrens@vil.yellowsprings.oh.us](mailto:rbehrens@vil.yellowsprings.oh.us)



[FOR OFFICE USE ONLY]

# Permit Application: Fence

Planning & Zoning Department  
100 Dayton St, 2<sup>nd</sup> Floor  
Yellow Springs, OH 45387  
Office: (937) 767-1702  
Fax: (937)767-3720

Permit #: \_\_\_\_\_

Application Received: \_\_\_\_\_

## Applicant Information

Property Address:			
Property Owner:	Phone:	Email:	
Applicant Name:	Phone:	Email:	

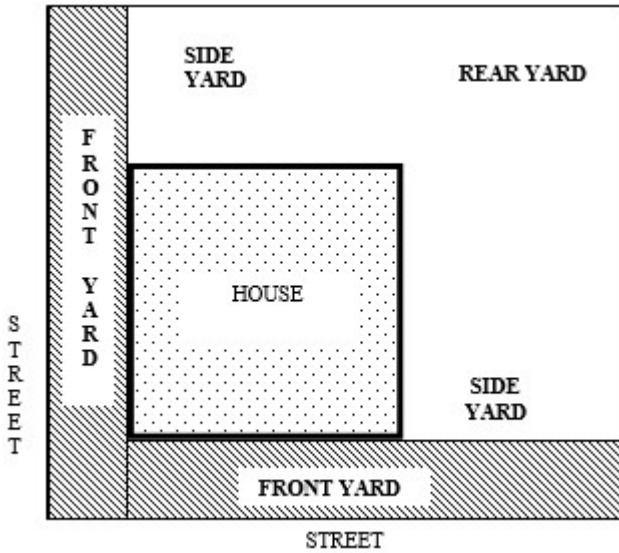
## Project Information

**Fence Heights:** Front:  Side 1:  Side 2 (if different):  Rear:

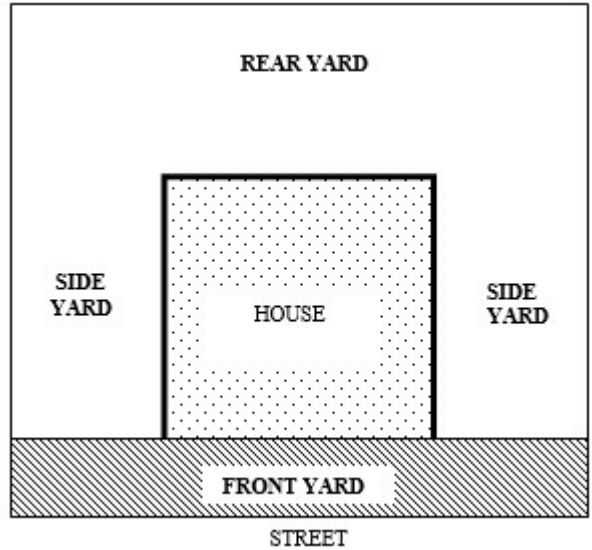
**Does this fence cover any easements (Right-of-way/utilities/other)?** Yes:  No:

**Fence Material/Type:** \_\_\_\_\_ **Lot Type (Please select one)** Corner Lot:  Interior Lot:

Indicate where you wish to install the fence(s) in relation to your house.



**Corner Lot**



**Interior Lot**

I, the undersigned do hereby certify that I am the applicant, and the information and statements given on this application, drawings, and specifications are to the best of my/our knowledge, true and correct. I understand that the Village is not responsible for inaccuracies in information presented, and that inaccuracies may result in the revocation of this Zoning permit as determined by the Village. I further certify that I am the Owner, or the lessee, or agent, fully authorized by the owner to make this submission. I certify that statements made to me about the time required to process this application are general estimations and not binding. Further, I understand that it may be necessary for the Village to request additional information and clarification after I have submitted this application and accompanying documentation.

I hereby certify, under penalty of perjury, that all the information provided on this application is true and correct.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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Zoning Fee: \$ _____	Payment Type: <input type="checkbox"/> Check   <input type="checkbox"/> Cash   <input type="checkbox"/> Card	Approved <input type="checkbox"/>   Denied <input type="checkbox"/>
Other fees: \$ _____	Zoning District:	<b>SEE ATTACHED LETTER FOR CONDITIONS</b>
Total \$ _____	Zoning Official Name and Title	Date