APPLICATION FOR A RESIDENTIAL FENCE

Village of Obetz
4175 Alum Creek Drive
Obetz, Ohio 43207
(614) 491-1080

Property Owner/Applicant:_____

Mailing Address:_____

Applicant's Email Address:_____

Location Address:_____Phone #:_____

Type of fence:_____Height above finished grade (top of highest rail, if split rail)_____

Check one of the following:_____new fence_____alteration or replacement _____addition to existing fence

Estimated Cost:_____Contractor:_____

Please attach a drawing of the location of the fence including setback from right-of-way, property lines and location in reference to buildings. It is the responsibility of the property owner to determine the property line through location of property pins. The Village does not mark property lines.

The undersigned hereby make application to erect a fence as specified herein and on the drawing and does agree to comply with the provisions of the Codified Ordinances of the Village of Obetz. If your fence is within an easement, you agree to hold the Village of Obetz, any land developer, or and any utility company providing service within the easement harmless for any damage done to portions of the fence within the easement. You further acknowledge that if any or all portions of the fence in the easement need to be removed, you are responsible for its removal and replacement. A gate must be provided along the fence in order to provide access to the portion of the land located within the easement and the gate must remain unlocked. Any lock put on the gate will be removed and not replaced should access be necessary. Any damage done to utility lines as a result of placing the fence in the easement will be repaired at your cost.

PROPERTY OWNER'S SIGNATURE:_____

DATE:_____

FOR OFFICIAL USE ONLY

Date Received:_____Permit #_____

☐ Approved:_____ ☐ Denied:_____

Notes:_____

_____

General Standards for Residential Fences unless Otherwise Specified

1. The following types of fences are not permitted:
    a. Barbed wire or similar sharp point fences
    b. Electrically charged fences
    c. Fences or walls in the sight visibility triangle
    d. Guard rails used as fencing
    e. Mesh wire fences
2. Location of fencing:
    a. Fences must be set back a minimum of 6" from the property lines
    b. Board on board or stockade fences cannot abut on an improved right of way
    c. Fences must be set back at least ten (10) feet from the front of the house.
3. Height of fencing:
    a. Maximum height of fencing in the rear and side yard is six (6) feet
    b. If the property line abuts a commercial or industrial zoning district, fencing can be eight (8) feet in height.
    c. Chain link fencing cannot exceed four (4) feet in height.
4. All fences and walls must present the finished non-structural face outward.
5. There can only be one type of fence on a property.
6. Front Yard Fences: All front yard fences require a Conditional Use Permit from the Planning and Zoning Commission. Chain link fencing is prohibited in the front yard. The only type of fencing permitted in the front yard is decorative fencing not exceeding three (3) feet in height. An example of this would be a short length of white picket fencing incorporated into a landscape treatment along a walkway to a porch.

The following fence standards are located in the development text, deed restrictions and/or on the Final Plat of the subdivisions. Please make sure you are following the standards of your subdivision unless otherwise approved by the homeowners' association.

Mulberry Grove Fence Standards

1. Fences or walls must be constructed of wood, stone or brick only.
2. Chain link fencing is prohibited.
3. Maximum height of fencing is six (6) feet.
4. Fencing or walls shall not be located closer to the street than a line parallel to the street and extending from the rear corner of the house, except ornamental railing adjacent to entrance platforms or steps.

Bixby Grove Fence Standards – HOA Approval Required
HOA Contact – Laura Soltis – groveporthoa@gmail.com
Standards for Sections 1 and 2

1. No fence, wall, hedge or screening panel shall be constructed, erected, or planted in front of the rear line of the house.
2. Fences shall not exceed 6 feet in height except fences on lots surrounding the ponds shall not be greater than 4 feet in height.
3. Except for invisible fences, no fence of any type shall be erected on a lot whose rear yard faces an improved right of way.
4. Fences shall be a minimum of 3 feet from the side and rear property line.
5. Stockade and chain link fences are prohibited.

Standards for Section 3

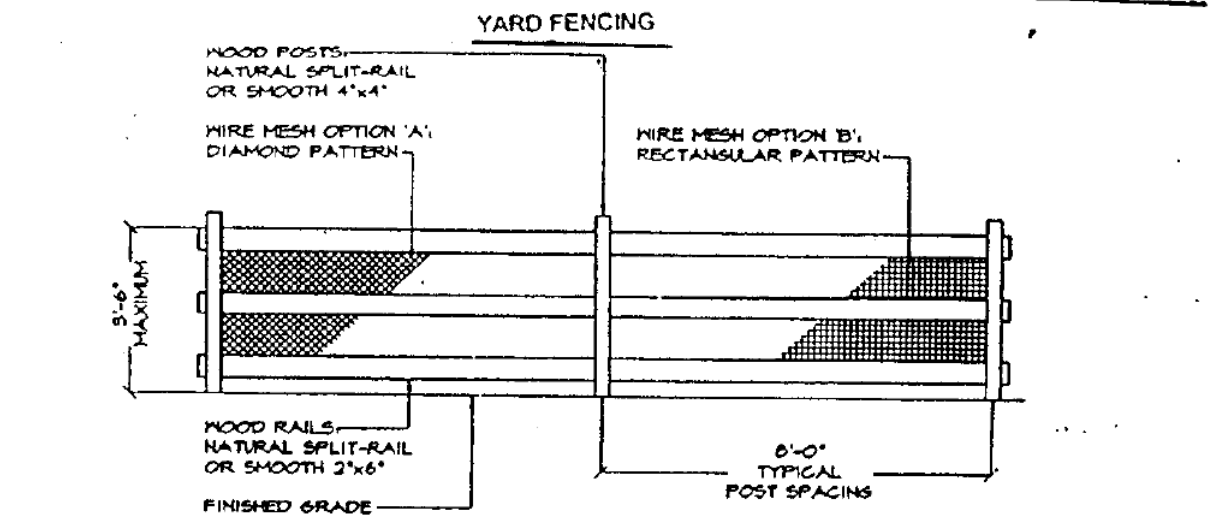
1. Invisible fences are permitted on any lot.
2. Other fences no higher than 4 feet are permitted in the rear yard, behind the rear line of the house except on lots 8, 9, 10, 11, 12, 13, and 14 and all other lots whose side or rear yard is visible from an improved public right-of-way.
3. All fences shall be white vinyl or aluminum split rail or ornamental iron.
4. Fences shall be a minimum of 3 feet from the side and rear property lines.
5. Walls, hedges, or screening panels must meet the same setback and height requirements as fences.

Butler Farms Fence Standards – HOA Approval Required

1. No fencing shall exceed 42" in height on lot lines. Fencing is limited to a split rail yard fence with an optional black wire mesh or smooth rail style.
2. No stockade or other solid fences shall be permitted on lot lines, or within 10 feet of lot. The sole intent or purpose for this type of fencing shall be for screening around pools, patios, or other similar uses. Such screening type fences shall not exceed 72" in height.
3. No chain link, or metal fences shall be permitted upon any of the lots. The only exception to this is that wire mesh is permitted when installed on the inside of a split rail fence. The mesh shall be black in color either by applied vinyl or painted. Light colors or aluminum finishes are not acceptable for this wire mesh.
4. Refer to Exhibit A from the Butler Farms Deed Restrictions for additional information regarding the approved fence type.

EXHIBIT "A"

(NOTE: All Fences Are Restricted From No-Build Zones)



SPLIT-RAIL YARD FENCE

Where permitted, these fences are to be placed around yard areas. The fence, post, and rail colors should be natural or earthtone. Wire is permitted to be applied on the interior side of the fence only, and shall be black in color, either by applied vinyl or painted. Light colors or aluminum finishes are not accepted for any portion of fences.

Split-Rail Yard Fence: To be permitted in rear yards only, not to extend closer to the front lot line than the rear line of the house on that lot. The fence post and rail colors should be natural or earth tones. Wire is permitted to be applied on the interior side of the fence only and shall be black in color, either by applied vinyl or painted. Light colors or aluminum finishes are not accepted for any portion of fences.