

OTHER CONSIDERATIONS

Ornamental Features

Walls or fences primarily of a decorative or supportive, rather than an enclosing, nature may be located in any yard. Such features in a front yard may not exceed 3.5 feet in height or 20 feet in length.

Tennis Court Enclosures

A fence enclosing a tennis court may have a maximum height of 12 feet provided any part of the fence above 7 feet is an open material that minimally obstructs vision.

Swimming Pool Enclosures

A pool with a depth that exceeds 24 inches shall be completely enclosed by a fence not less than 5 feet tall. Such fence shall:

- Prevent a child from passing through;
- Include a self-locking gate, and;
- Comply with all other provisions of the Unified Development Ordinance.

A Fence Application may be obtained by visiting the Planning Department at the address below or by navigating to the Department website:

www.centervilleohio.gov/government/planning-and-zoning

Covenants and Deed Restrictions

Always consult your homeowner's association or recorded plat documents for additional private restrictions for fences prior to submitting an application to the City of Centerville. The City does not monitor nor enforce private covenants and deed restrictions.



PLANNING DEPARTMENT

100 W. Spring Valley Road
Centerville, Ohio 45458

Phone: (937) 433-7151

Email: planning@centervilleohio.gov

www.centervilleohio.gov

Disclaimer: Brochure for informational purposes only and is not a substitute for the Unified Development Ordinance of the City of Centerville.

City of Centerville

PLANNING & ZONING

FENCES
February 2019

A brochure on general rules and regulations for fences.

(937) 433-7151

GENERAL GUIDELINES

This brochure provides home and business owners with general information on fence rules and regulations in the City of Centerville. This information is not meant to replace the codified fence regulations as written in Article 9.39(E) of the Unified Development Ordinance.

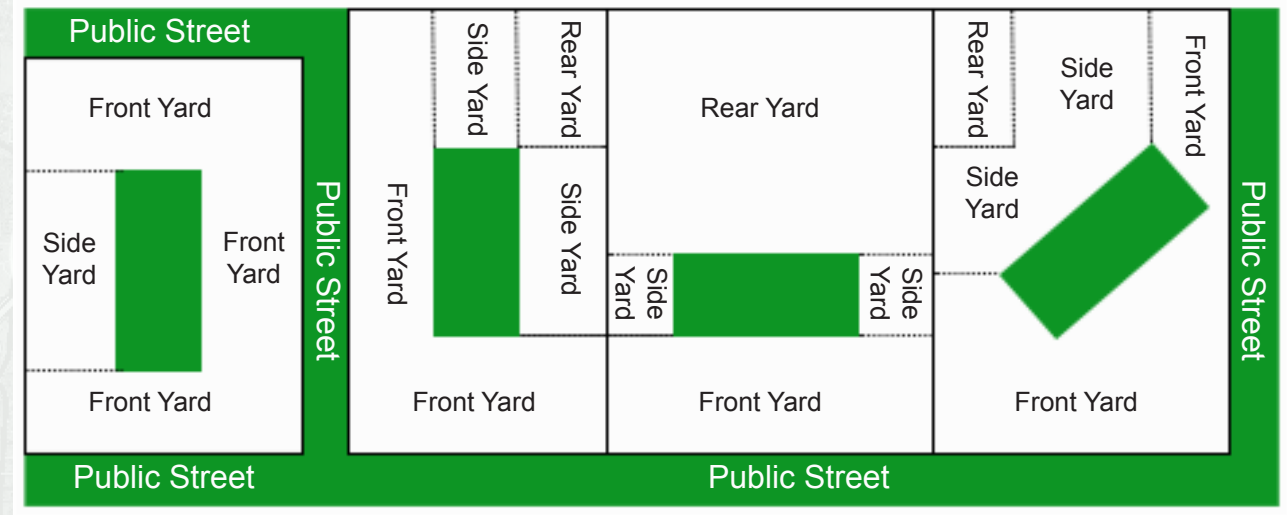
Basic rules of thumb for fences are:

- Maximum Height: 7 feet (rear, side yard), 3.5 feet (front yard).
- Material: Wood, vinyl, brick, stone, wrought iron, and chain link. Permitted material is location specific; see 'Design' on next panel.
- Finished face toward neighbors.
- PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.

Additionally, any fence placed within a recorded utility or drainage easement is subject to removal (at the owner's expense) for scheduled or emergency maintenance or repair. Refer to the County Auditor's Office for information regarding recorded easements on your property.

LOCATION

Use the diagrams below to determine where to place a proposed fence on your property. Some lots may not perfectly apply to the diagrams below. Please contact the Planning Department (433-7151) for clarification.



DESIGN

Use the images below to choose the correct fence design for the proposed fence location on your property.

**Wood/Vinyl
Privacy, Side or
Rear Yard**



**Wood/Vinyl/
Wrought Iron
Picket, Any Yard**



**Brick/Stone
Privacy Wall,
Side or Rear
Yard**



**Chain Link, Side
or Rear Yard**

