

A zoning permit is required to construct a fence in the City of Xenia. The following is a summary of the City of Xenia’s Land Development Code standards for fences, which are found in Section 1224.01(e)(9).

Learn more and/or apply for permits...

- Online: Go to above website and click on How Do I -> Apply for -> Building or Zoning Permit.
- Phone or in person: See above phone number and address. Can also apply in person.
- Can apply online or in person for zoning permits.

General

- No zoning permit required for vegetative hedges, invisible fences, or small sections of fencing that are no more than 20 feet in length and 3 feet in height; however they must meet applicable standards of this section.

Location

- No setbacks required, but no fence may encroach onto adjacent property or public right-of-way.
- Avoid utility easements - Fences in utility easements are subject to removal without notice by utility companies or the City. Contact the City for information about easements and call 811 (Ohio Utility Protection Service) to find locations of underground utilities before construction.
- Fences may not impede culverts, drains, natural watercourses or storm water drainage.

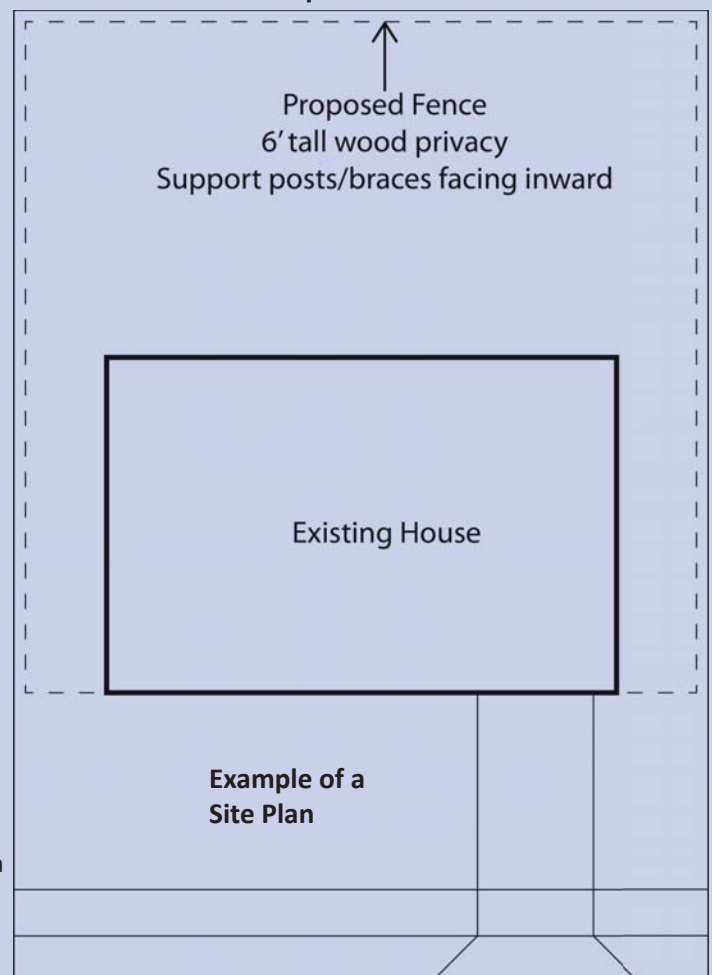
Maximum Height

- 4 ft. for fences in a front yard. Additional height restrictions may apply if the fence is close to a driveway or street intersection.
- 2 ft. for solid fences within 20 ft. of a street right-of-way.
- 6 ft. for fences in residential side/rear yards.
- 8 ft. for fences in non-residential side/rear yards.
- None for hedges in side/rear yards.
- Corner lots have two front yards.

Appearance

- Permitted styles of front yard fences (except in the A-1 Agricultural District) include picket, split rail, wrought iron, solid vinyl, painted aluminum, welded steel and hedges. Chain link is not permitted in the front yard.
- Latches, hinges and hardware shall be made of non-rusting materials.
- The smooth finished side of a fence shall face outward. If a fence has two similarly finished sides, either side may face outward.
- No fence shall be composed of scrap materials, tires, canvas, cardboard, asphalt-style shingles, or corrugated metal, welded rolled wire, chicken wire, or sheet metal, with the following exceptions:
 - Metal, welded and woven wire shall be allowed in Agricultural Districts to fence in farm animals and protect crops.
 - Wire mesh, chicken wire and welded wire shall be allowed as a backing material for split-rail fences.

Example of a Site Plan



Questions? Contact 376-7277.

Thank you for doing business with the City of Xenia!