

APPLICATION FOR A RESIDENTIAL FENCE

City 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 City 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 City of Obetz. If your fence is within an easement, you agree to hold the City 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.
 - d. On corner lots, each yard along the street is considered a front yard and fencing cannot extend past the edge 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 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.

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

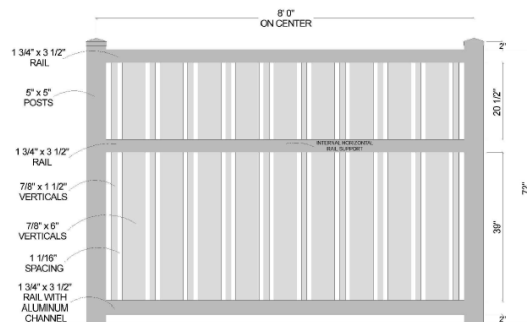
1. Invisible fences are permitted on any lot.
2. Other fences no higher than 4 feet are permitted in the rear yard, behind the rear line of the house except on lots 8, 9, 10, 11, 12, 13, and 14 and all other lots whose side or rear yard is visible from an improved public right-of-way.
3. All fences shall 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
Contact Chad Hall 614.781.5141 chadhall@townproperties.com

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 the Butler Farms Deed Restrictions for the approved fence style.

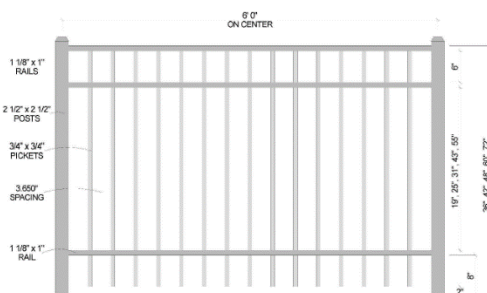
Walnut Run – HOA Approval Required
Contact Lisa Williams 614.300.3466 lisa@the27grp.com with questions.

1. Privacy fences are not permitted unless submitted as a part of an approved deck or patio. Privacy fences cannot exceed 6 feet in height, must be located directly adjacent to the house and cannot extend more than 20 feet toward the rear yard.
2. Privacy fences, when permitted, shall meet the standards shown.
3. Ornamental aluminum perimeter fencing is permitted provided it meets the standards shown.



- Material: Vinyl
- Height: 6' tall
- Color: Complementary to the house
- Style: Yoders Vinyl Fencing "Princeton" or similar
- Misc: Must be attached to house and extend a maximum 20' towards the rear yard. Only permitted if deck or patio is installed.

Vinyl Privacy Fence
 No Scale



- Material: Aluminum
 - Height: 48" tall
 - Color: Black
 - Style: Yoders Vinyl Fencing "Aluminum 1230" or similar
 - Misc: Top rail required – no open style picket fences
- Ornamental Aluminum Fence**
 No Scale