

Fence Permit Application

(per: Ord. 4536-21. Passed 4-6-21)

Permit #: _____ Fee: \$50.00 Paid



The City of Urbana | Department of Zoning and Compliance
205 South Main Street, Urbana, Ohio 43078 | ZoningandCompliance@ci.urbana.oh.us | (937) 652-4322 | www.urbanaohio.com

Applicant Information

Name:

Mailing Address:

Phone Number:

Email:

Project Address:

Project Contact (Contractor, Project Manager, Etc):

Project Contact Phone Number:

Project Contact Email:

Property Parcel ID:

Property Subdivision:

Property Lot Number

Property Zoning District:

FEMA Floodplain Designation:

Estimated Cost of Construction:

*Owner Information

*Information of the person responsible for the project. If we needed to contact someone about the project, who would that be?

*Please provide a copy of the property's legal deed, description, and plat map section. This information can be obtained at the Champaign County Recorders Office.

*This information can also be found on the Property Card at the Champaign County Auditors website: <http://champaignoh.ddti.net/>.

*The Zoning Officer will fill in this information during their review.

*Used for tracking purposes only.

Fence Type

Choose One That Applies:

- Stone
- Brick
- Wood
- Hedge

- Vinyl
- Chain-link
- Iron
- Other

**Do you plan to install a pool? (circle one) YES NO

**Any structure for emersion of the human body designed to hold water deeper than 24 inches or larger than 150 square feet

Proposal

District Regulations:

	R1		R2		R3		BR-1		B-2		M-1		Residential	Non-Residential
	Principal	Accessory	Principal	Accessory	Principal	Accessory	Principal	Accessory	Principal	Accessory	Principal	Accessory	Fence	
Front Setback	35'		25'		25'		25'		40'		50'		0**	
Side Setback	15'	5'	6'	5'	10'	5'	5'		0'		10'	5'	0**	
Rear Setback	30'	10'	30'	10'	30'	10'	20'	10'	30'		40'		0**	
Max Height	35'	20'	35'	20'	40'	20'	40'	20'	40'	20'	Variable*		6'	8'
Lot Occupancy	25%		30%		30%		50%		40%		50%		N/A	
Min. Floor Area	1,200	N/A	850	N/A	800	N/A	800	N/A	N/A		N/A		N/A	

*Maximum height is the distance between the nearest point of the structure and the closes adjacent right-of-way line.

**Fences cannot be placed closer than 3' from any right-of-way line and cannot be placed within platted utility easements without utility release letters obtained from all utility companies that have rights to said easement.

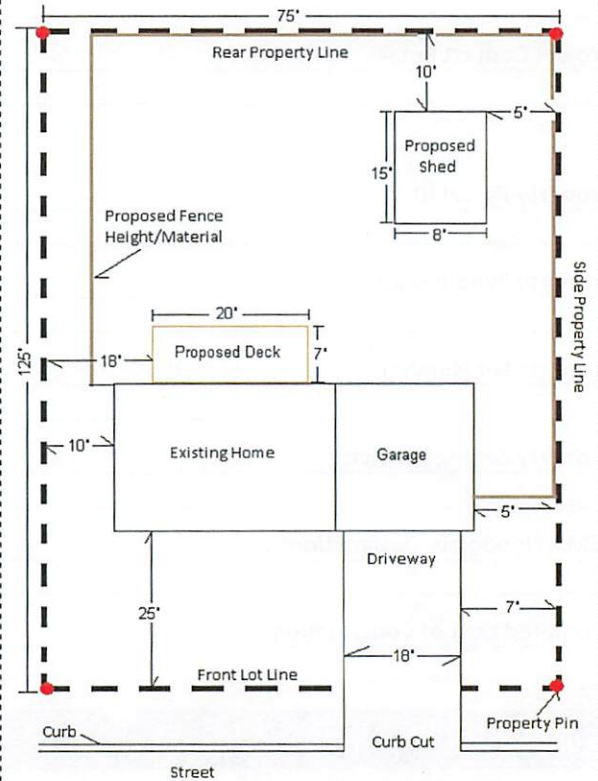
Site Plan:

If below area does not provide adequate space, or if you have separate plans, please attach.

Show:

- Lot Shape & Dimensions
- North Arrow
- Adjacent Street Names
- Existing Structures
- Proposed Structures with:
 - Dimensions
 - Setbacks

Example:



Will Fence be located directly on property line? Yes No
 *If yes, applicant must produce written approval from affected properties.

Fence Height (Front): _____

Fence Height (Rear & Side) _____

Front Setback (ft): _____

Side Setback (ft): _____

Rear Setback (ft): _____

This is my application for a Fence Permit. I have the authority to file this application, have read this application and its attachments in its entirety, and certify the information contained herein and all attachments are correct to the best of my knowledge. I understand that I am solely responsible for the information contained herein that all structures shall be built exactly as stated in this application and be compliant with the Planning and Zoning Code. I understand this application may be denied or that any permit issued based on this application may be revoked.

Applicant Signature: _____ Date: _____

1129.10 FENCES, WALLS AND HEDGES.

Fences, walls and hedges are permitted in any yard but are subject to the standards and conditions in this Section 1129.10.

(a) Purpose.

- (1) Fence, wall or hedge location/purpose is defined as: perimeter; garden; kennel; pool/recreational; screening; privacy; protective and other.
- (2) No fence, wall, or hedge shall be closer than three (3) feet to any right-of-way line.
- (3) Fences, walls or hedges extending beyond the front of a principal building shall not exceed four (4) feet in height and shall not obscure the view from adjacent properties.
- (4) Any fence built on a property line shall be agreed upon in writing by both property owners and shall accompany the zoning permit application. Posts are to be placed on the applicant's side on any fence erected or installed.

(b) Height.

- (1) No fence or wall shall be erected to a height exceeding six (6) feet, except in B-2 and M-1 Districts, where the maximum height shall be eight (8) feet.
- (2) When placed closer to the street than the front of the main building on any lot, the maximum height of such fence or wall shall be four (4) feet.
- (3) Adjustments to fence, wall or hedge height regulations under specific circumstances may be approved by the Director of Administration, Zoning Officer, or City Engineer.
- (4) Fences or walls shall follow the natural topography of the land without any harsh angles or stepping of panels, unless otherwise approved by the Director of Administration, Zoning Officer, or City Engineer.

(c) Materials.

- (1) Approved fence and wall materials (may) include stone, brick, wood, vinyl, chain-link and iron; synthetic products or other material shall be approved by the Director of Administration, Zoning Officer, or City Engineer. The smooth finished side of the fence or wall shall be the side of the fence that faces outward from the location being fenced. All framing or support members shall face inward of the location being fenced.
- (2) Fences shall not contain an electric charge.
- (3) Fences shall not contain barbed wire, except in the M-1 Manufacturing District and then only on the top of a perimeter fence.
- (4) During construction, no fence or wall shall contain spikes, broken glass, or any other sharp objects protruding that can cause injury and/or any material used that causes a health or safety concern. Once completed, no fence or wall shall contain spikes, broken glass, or any other sharp objects that can cause injury and/or any material used that causes a health or safety concern.

(d) Site Distance Requirement.

- (1) No fence, wall, or hedge shall violate the sight distance requirements found in Section 1129.06(b) and Engineering Standard 1167.18.

(e) Zoning Permit.

- (1) A fence zoning permit is required from the City for the erection or installation of all fences and walls.
- (2) A fence zoning permit shall expire if the work is not completed within six (6) months of the issuance of an approved permit. A one-time six (6) month extension can be granted by the Director of Administration, Zoning Officer, or City Engineer with an adjusted completion date being final.
- (3) If the approval of a fence zoning permit is not reached, and property owner disputes the finding, property owner may appeal to the Board of Zoning Appeals.

(f) Construction and Maintenance.

- (1) A fence or wall permitted pursuant to this section shall be maintained in good condition, shall be structurally sound and installed in a workmanlike manner of materials normally used in fence construction and acceptable to the City Engineer, and shall be acceptably finished on both sides at all times. The ground between such fence and the property line shall be maintained at all times.

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