Residential Fence Fact Sheet: I want to install a fence. What do I do?

For more information, please call the Miami Township Community Development Department at (513) 248-3731

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Miami Township

I just want to replace the existing fence that I had, do I need a zoning permit?

- Yes. A zoning permit is required even when replacing the same type of fence and in the same location. The reason is because a fence previously allowed may be affected by new rules adopted subsequently.
- Using aerial images, staff can compare conditions from prior years to determine when and where a fence was installed. This aerial imagery is available to the public at: http://maps.clermontcountyohio.gov/apps/GeneralMapping/

Miami Township

Questions? Call (513) 248-3731 and a Miami Township staff member would be happy to assist you.

Is a zoning permit required for a fence?

- Yes, new fences require a zoning permit, even when replacing the same type of fence and in the same location. The reason is because a fence previously allowed may be affected by new rules adopted subsequently.
- Please verify that your fence contractor is aware of the applicable zoning regulations.
- While this fact sheet is about fences, zoning permits are needed for other things like new businesses, pools, decks, sheds and additions.

Questions? Call (513) 248-3731 and a Miami Township staff member would be happy to assist you.

How do I apply for a fence permit?

- Simply call (513) 248-3731 and a Miami Township staff member would be happy to assist you.
- To apply for a fence in Miami Township:
  - Fill out this application (found on our website).
  - Provide a site-plan using an aerial image. Simply sharpie in where the fence will be located.
  - Here is a good source for aerial photos: http://maps.clermontcountyohio.gov/apps/GeneralMapping/.
  - Provide a picture example of the proposed fence.
  - Provide a fee of $50, checks made out to Miami Township. Cash and credit cards are accepted also.

Miami Township

The Miami Township Civic Center is located at 6101 Meijer Drive, Miami Township, Ohio 45150

Where can I install a fence? What are the basics?

- For most lots, fences in residential zoning districts generally are allowed only in the side and rear yard areas, with a maximum height of six feet.
- Privacy fences must be installed with the finished side of the fence facing outward.
- The entire length of fence must be of uniform height, the same fence type and made of the same materials.
- In most cases, fences can run along a property line (except for corner lots).
- See slide nine for corner lots.

Miami Township

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What is the finished side of a Kentucky 3 or 4 board fence?

- The finished side of the Kentucky Board or like fence is the side with the vertical board coverings that cover the horizontal boards. Generally, the board coverings are aligned parallel with the post. The finished side of the fence faces your neighbor. The side with the posts faces your property.
- Please verify that your fence contractor is aware of the applicable zoning regulations.

Miami Township

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Privacy Fence Basics

- The finished portion of the privacy fence *must* face outwards (towards your neighbor).
- The max height is 6 feet tall.
- Privacy fences are not permitted in the front yard.
- Privacy fences are not permitted in the corner side yard of a corner lot.
- The entire length of fence must be of uniform height, the same fence type and made of the same materials.

Miami Township

Questions? Call (513) 248-3731 and a Miami Township staff member would be happy to assist you.

What is the finished side of a privacy fence?

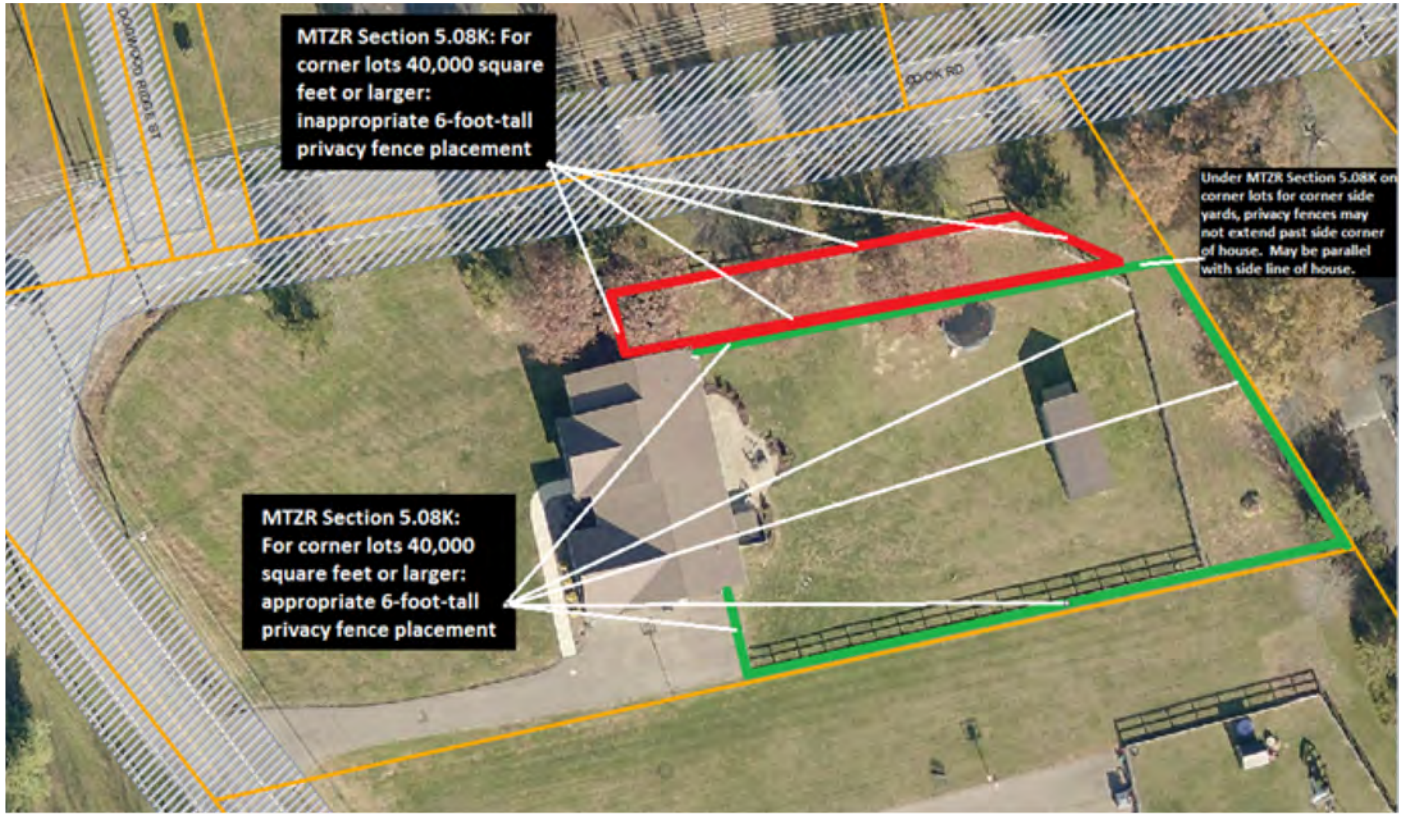
- The finished or smooth side of the privacy fence must face towards your neighbor. If you want the finished side on your side of the fence, install a two-sided fence.
- Please verify that your fence contractor is aware of the applicable zoning regulations.

Miami Township

Questions? Call (513) 248-3731 and a Miami Township staff member would be happy to assist you.

Where can I install a fence on a corner lot? What are the basics?

- If you would like to install a fence on a corner lot, please first call Miami Township staff at (513) 248-3731. Staff are happy to review your lot and assist with finding a solution.



Rules for corner lots are complex – please call staff.

If I install a pool, do I have to install a fence?

- Yes, fences of at least 48” inches tall are required around pools. Pool fences are normally reviewed concurrently with a swimming pool application. Self-latching, self-closing gates are also required.
- For complete information on swimming pool fences and gates, please refer to our Pool Gate and Fence Fact Sheet. This can be found midway down on the Miami Township Community Development webpage.

Miami Township

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Miami Township Zoning Resolution and Property Maintenance Code

- To review the regulations applicable to most residential fences, check out Section 5.08k of the MTZR at this link: http://www.miamitwpoh.gov/PDF/CD/ZoningResolution/chapters/CH5-071619.pdf

- Fences are required to be maintained in good condition. This is regulated under the Miami Township Property Maintenance Code. For more information: http://www.miamitwpoh.gov/PDF/CD/022519-PMC.pdf

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