



# APPLICATION FOR A FENCE / ZONING PERMIT

The undersigned hereby applies for a Zoning Permit for a fence, to be issued on the basis of the information contained herein, including attached drawings, all of which applicant says are true. See Chapter 1257.07 of the Whitehouse Zoning Code, attached.

Owner: \_\_\_\_\_ Address: \_\_\_\_\_  
Phone # \_\_\_\_\_ Email: \_\_\_\_\_  
Contractor: \_\_\_\_\_ Address: \_\_\_\_\_  
Phone # \_\_\_\_\_ Email: \_\_\_\_\_  
Lot size: \_\_\_\_\_' x \_\_\_\_\_' Frontage: \_\_\_\_\_' Type of lot: Inside  Corner

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Type of Fence: Split rail  Privacy  Aluminum  Other

Lineal feet of fencing to be installed : \_\_\_\_\_ Height: \_\_\_\_\_

If the fence is to be located on the property line, you will need written permission from your neighbors (attach to this Application). If your neighbors do not agree, the fence must be located inside the property line on your property.

Please be advised that by obtaining a zoning permit from Whitehouse, it does not release you from any deed restrictions or requirements to obtain permission from your HOA. It is suggested that you check with your HOA before proceeding with any permits.

Attach a plot plan showing entire lot, residence, pools, decks, sheds, etc. Indicate where the fence is proposed to be located. It is possible that your plot plan is available at Village Hall.

The finished side of the fence must face outwards of the lot being enclosed.

Be aware of any utility and/or drainage easements that might be located on your property. If access is needed, your fence can be removed by the utility company. Always call OUPS before digging.

A zoning permit fee of \$10 is due when the plans are delivered.

The undersigned states that this Application is true, accurate and complete with all required documentation. Whitehouse relies on the completeness, relevancy, and accuracy of this Application. I have read the foregoing application and agree. Any permit issued upon a false statement of any fact, which is material to the issuance hereof, shall be void.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Submitted by (Please Print):** \_\_\_\_\_

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**OFFICE USE ONLY:** Date Received: \_\_\_\_\_ Fee paid: \_\_\_\_\_ Check # \_\_\_\_\_ Receipt # \_\_\_\_\_

**1257.06 Extraction Industries**

- A. Removal. The removal of soil, sand and gravel, and or minerals shall not exceed twenty-five (25) percent of the total surface area of a parcel. All extraction industries in the removal of products shall meet the requirements of Surface Mining and Reclamation under ORC 1514.10.
- B. Refilling. The refilling of an area which has been excavated for the extraction of soil, sand and gravel shall be considered waste disposal and shall meet the requirements set forth by the Board of Health for solid waste disposal under ORC 3734.05.

**1257.07 Fencing<sup>57</sup>****A. General**

1. No fence shall be allowed within the public right-of-way.
2. Chain link fences shall not be permitted in any front yard.
3. A fence must be located inside the property line, unless written permission is granted by the neighboring property owner and presented to the Zoning Inspector prior to the issuance of a permit allowing the fence to be erected on the property line.
4. Fences that are painted shall be one color per side. The finished side of the fence shall face outward from the lot being fenced.

**B. Residential Districts**

1. No fences may be built in any required front yard as established by the zoning code for the specific district the property is in.
2. Side and Rear Yards: Fences and walls in these required yards shall not exceed six (6) feet in height above the natural grade.
3. Corner Lots: For this Chapter only, the address of a property on a corner lot will determine the front yard. The other yard abutting a public roadway will be considered a side yard.
4. All fences must be kept 30' from any roadway intersection. This 30' will be measured from the point where right-of-way lines intersect.
5. Subdivision Common Fences and Walls: Special consideration can be given for fences and walls along collector streets that extend into the front yard of corner lots.

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<sup>57</sup> Amended Ord. 27-2006; Effective August 1, 2006

These fences and walls must be part of the subdivision master plan and an integral part of the entry landscaping design.

6. No fence or wall having wire or metal prongs, or spikes, or cutting points, such as barbed wire, shall be erected, constructed or replaced in any residential district.
7. Fence permits requested from residents living in older existing neighborhoods will be decided on a case-by-case basis which takes into consideration existing fencing on adjacent and abutting properties in the same manner as building lines are established.

### C. Commercial Districts

1. Front and Corner Side Yards: A fence or wall in these required yards shall not exceed a height of forty-eight (48) inches and shall only be used for decorative purposes. Front yard or side yard borders that abut a conflicting use which requires screening shall be allowed a fence or wall not to exceed seventy-two (72) inches in height and must be incorporated into the landscape plan.
2. Side and Rear Yards: A fence or wall in these required yards shall not exceed a height of ninety-six (96) inches unless otherwise required.

### 1257.08 **Home Occupations**<sup>58</sup>

#### A. For Residential Districts:

1. A home occupation may include the use of one (1) accessory building as a place for operation of the home occupation or for purposes of storage of equipment. The accessory building shall not exceed ten (10) percent of the lot area or five-hundred (500) square feet in area maximum, and shall be the only accessory building on the lot.
2. Only members of the family residing on the premises shall be engaged in such occupation;
3. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five (25) percent of floor area of the dwelling unit shall be used in the conduct of the home occupation.
4. There shall be no change in the outside appearance of the building or premises, outside storage of materials incidental to the home occupation, nor other visible evidence of the conduct of such home occupation.
5. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood.

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<sup>58</sup> Amended Ord. 27-2006; Effective August 1, 2006