

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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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/>



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

I would like to look at the residential fence rules, where can I find them?

- The rules affecting construction of residential fences can be found in [Chapter Eight](#) of the Miami Township Zoning Resolution (MTZR)



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 as well like new businesses, pools, decks, sheds and additions.
- You can check out the rules for fences in [Chapter Eight](#) of the MTZR



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How do I apply for a fence permit?

- You can always call (513) 248-3731 and a Miami Township staff member would be happy to help you. But here are some easy instructions to get you going!
- To apply for a fence in Miami Township:
 - [Fill out this application](#) (found on our website).
 - Provide a site plan using an aerial image and drawing 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.



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

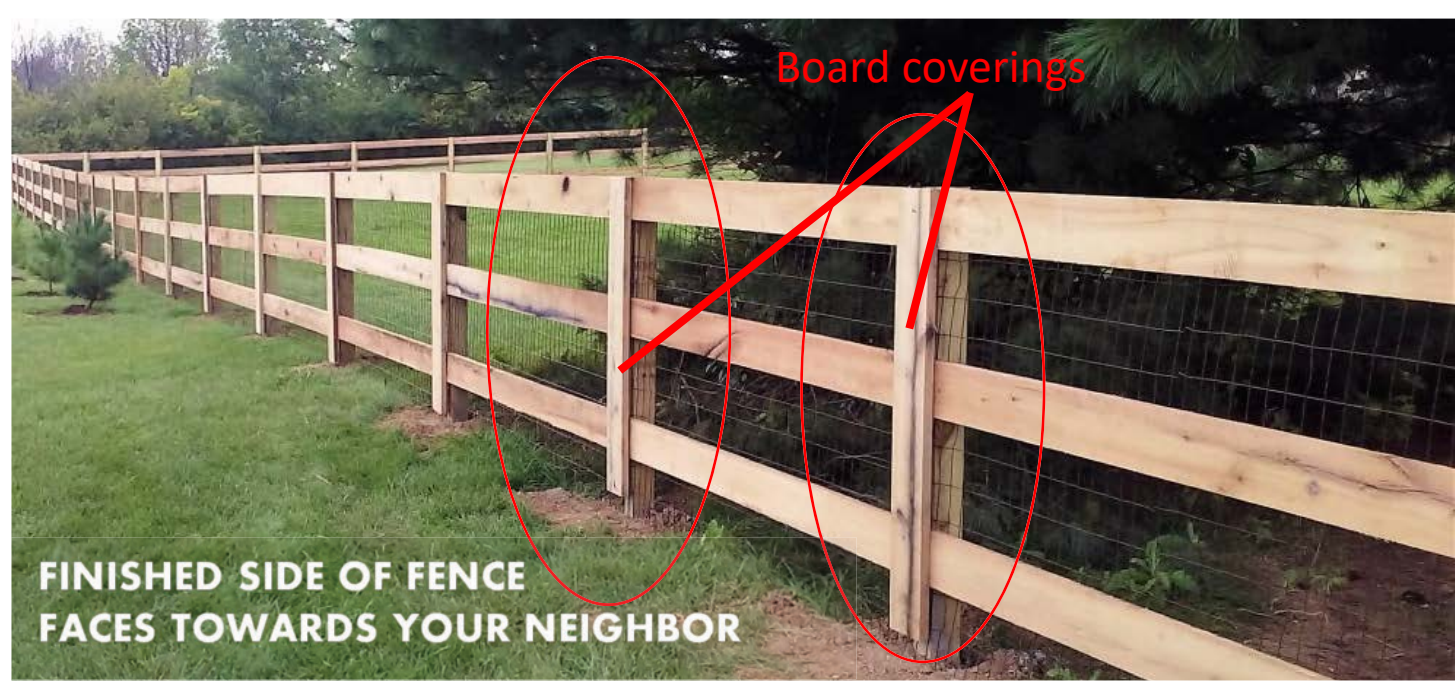
- For most lots, fences in residential zoning districts generally are allowed only in the side and rear yard areas, with a maximum height of six feet.
- Fences must be installed with the finished side of the fence facing outward.
- In most cases, the entire length of fence must be of uniform height, the same fence type and made of the same materials. A portion of a fence may also include a span of privacy fencing if desired
- In most cases, fences can run near the property line (except for corner lots). If you want to place your fence as close to the property line as possible, a minimum 2” setback must be shown. A survey is recommended to install a fence correctly
- See slide ten for corner lots.



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

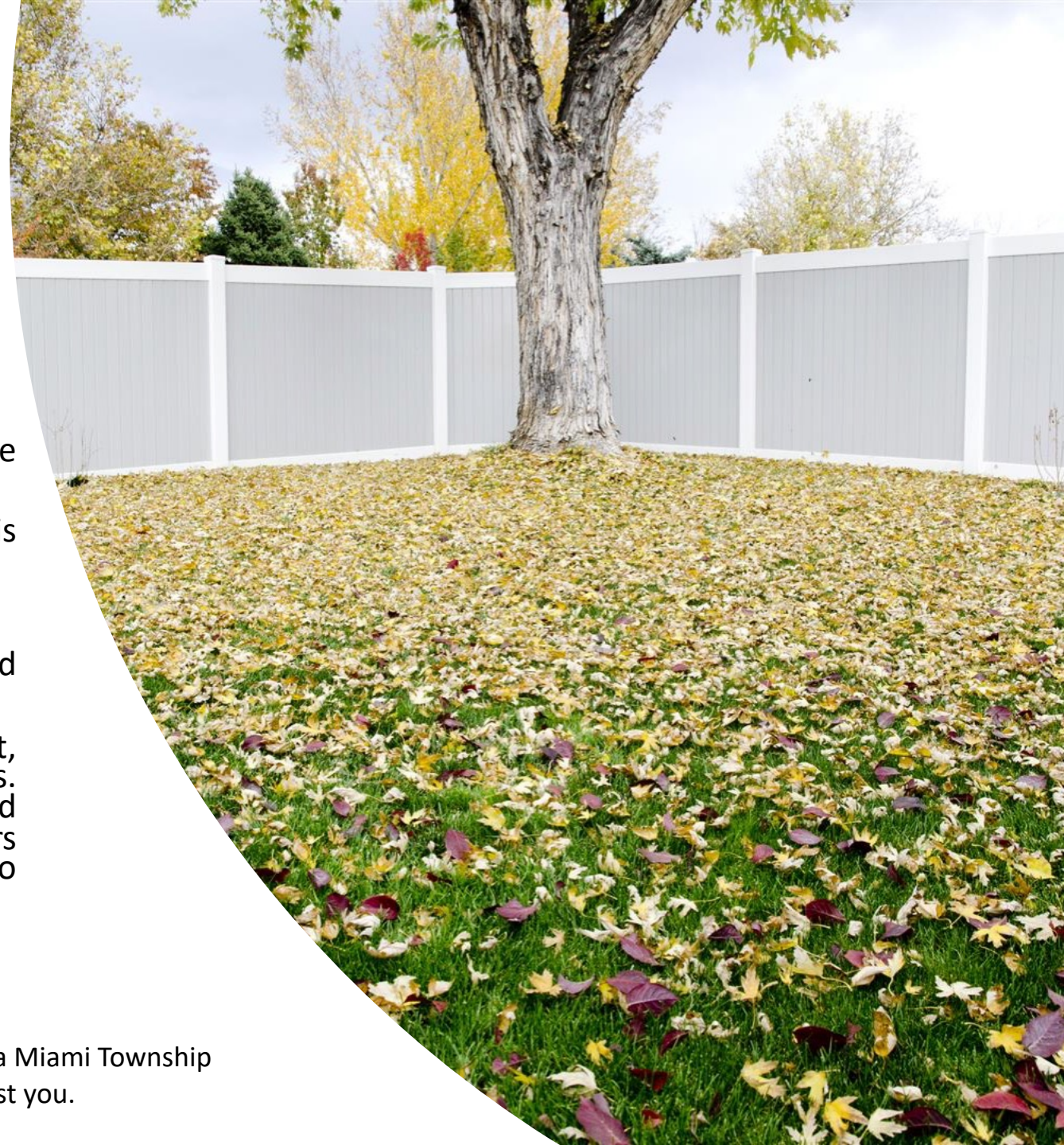
- The finished side of a Kentucky Board type fence is the side containing a vertical board covering the horizontal boards, aligned with the post. The finished side of the fence faces your neighbor. The side with the posts faces your property.
- **Please verify that your fence contractor is aware of the applicable zoning regulations.**



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Privacy Fence Basics

- The finished portion of the privacy fence must face outwards (towards your neighbor).
- In most cases, the maximum height of a privacy fence is six feet.
- 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. However, a portion of privacy fence may be installed within a run of another fence type. This typically occurs when the owner only needs partial screening, but also wants the entire yard area fenced in.



What is the finished side of a privacy fence?

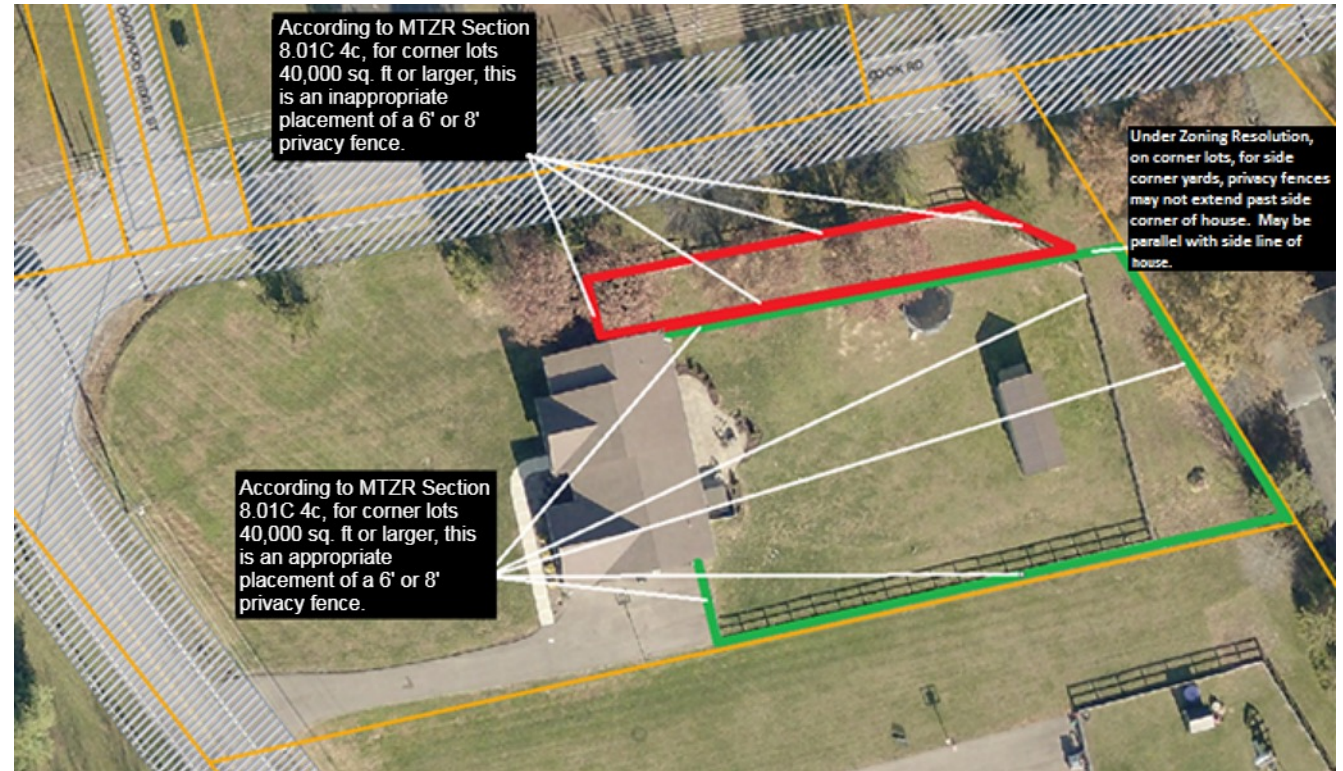
- The finished or smooth side of the privacy fence must face towards your neighbor. If you want the finished side on your side of the fence, install a two-sided fence.
- **Please verify that your fence contractor is aware of the applicable zoning regulations.**



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) 248-3721. 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 also be found midway down on the Miami Township Community Development webpage.
- A pool cover may **not** be a substitute for fencing.



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Miami Township Zoning Resolution and Property Maintenance Code

- To review the regulations applicable to most residential fences, check out Chapter Eight of the MTZR at this link:
<https://www.miamitwpoh.gov/PDF/CD/ZoningResolution/chapters/CH8-021121.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/050216-PMC.pdf>



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