

A zoning permit is required to construct a fence in the City of Xenia. To obtain a permit, submit an **application** and **site plan** to the City (see bottom of page for instructions). Below is a summary of the City’s Land Development Code standards for fences (Section 1224.01(e)(9)).

General

- No zoning permit required for vegetative hedges, invisible fences, or small sections of fencing that are no more than 20 feet in length and 3 feet in height, although must meet applicable standards of this section

Location

- Utility easements: Anything built in a utility easement is subject to removal by utility companies if needed for maintenance purposes. Fences cannot interfere with utility lines or required drainage. Call 811 (Ohio Utilities Protection Service) to find locations of underground utilities before digging. City staff will review easement information during permit application review
- No setbacks required, but fence may not encroach onto adjacent property or public right-of-way

Height/Size

- 4 ft. for fences in a front yard (additional height restrictions apply to fences near driveways or street intersections)
- 6 ft. for fences in residential side/rear yards
- 8 ft. for fences in non-residential side/rear yards
- None for hedges in side/rear yards
- Corner lots have two front yards

Materials/Appearance

- Chain link not permitted in a front yard, except for A-1 Agricultural District
- Latches, hinges and hardware shall be made of non-rusting materials
- Smooth finished side of fence must face outward (if fence has two similarly finished sides, either side may face outward)
- Prohibited materials: scrap materials, tires, canvas, cardboard, asphalt-style shingles, or corrugated metal, welded rolled wire, chicken wire, sheet metal, barbed wire, and electrically charged fencing, with the following exceptions:
 - Metal, welded and woven wire: Only in A-1 Agricultural District
 - Wire mesh, chicken wire, welded wire: Only as a backing material for split-rail fences
 - Barbed wire: Only with Conditional Use approval in I-1 and I-2 Industrial Districts
 - Electrically charged fencing: Only for containment of agricultural livestock, must be 50 ft. from residential lots

