FENCES

I. WHEN IS A BUILDING PERMIT REQUIRED FOR A FENCE?

Permits are not required for all fence-type structures in excess of thirty-two inches above grade and not over 6 feet in height and accessory to one-, two- and three- family dwellings. However, when exempted fences are located in a Historic District, an application must be made for a Certificate of Appropriateness from the Historic Conservation Board. Please note that permits are not required for fences in Office, Commercial and Manufacturing districts, when the fence height is 6 feet or less. A permit is required for all fences that exceed 6 feet in height, regardless of Zoning district.

II. WHAT CODES/REGULATIONS ARE APPLICABLE?

All work performed must be in accordance with the Cincinnati Zoning Code, the Cincinnati Building Code, Ohio Building Code, Residential Code of Ohio and all other applicable laws and ordinances.

Contact the following agency:
Zoning Code Administration - 352-3273

III. HOW DO I OBTAIN A PERMIT?

Complete an application for a permit and submit three copies of plans for review to the Business Development and Permit Center, 3300 Central Parkway, Cincinnati, Ohio 45225. The plans shall include the following:

A. Plot Plan - Drawn to scale showing:

1. Property lines (and property dimensions)
2. All existing and proposed structures (for example, fence) – show building exits to verify exit access to the public way is maintained.
3. North arrow

B. Miscellaneous Information

1. The maximum height of a fence in a residential district is four to six feet as provided in Section 1421-33(b) of the Zoning Code.
2. The fence should be structurally adequate and constructed on your property (up to the property line but not beyond including any below grade foundations).
3. The "good" side of your fence may face in any direction (toward your property or away from your property).
4. Electrical, barbed and razor wire fences are prohibited in Single-Family, Multi-Family, Office, Urban Mix, Downtown, Parks and Recreation and Institutional-Residential Districts. They are conditional uses in Commercial, Manufacturing and Riverfront Districts, Section 1421-33(e) of the Zoning Code.
5. Any walls to be constructed as fences will need to be accompanied by detailed construction drawings and will be reviewed by the Building Code Plans Examiner (352-3313).

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IV. WHAT HAPPENS AFTER I APPLY FOR MY PERMIT?

The aforementioned agency will review the application. If the agency has questions or comments, they will notify the contact person listed on the application. Upon receipt of the necessary plan revisions and approvals, the Permit Staff will notify the applicant that the permit is ready and the balance of the permit fee will be due. Contact the Permit Staff at (513)352-3271.

V. WHAT IS REQUIRED AFTER THE PERMIT IS ISSUED?

All work must be performed in accordance with the Cincinnati Zoning Code, Cincinnati Building Code, Ohio Building Code, and other applicable ordinances. The permit will expire if work is not started, is postponed, abandoned, or an inspection is not requested within one year of the issue date.

VI. INSPECTIONS REQUIRED (24-hour minimum notice)

Contact Building Construction Inspections (BCI) at (513) 352-3267.