

**FENCE, POOL, SCREENING  
ZONING CERTIFICATE APPLICATION**

Xenia Township  
8 Brush Row Rd., Xenia OH 45385  
Phone: 937-372-0859 · Fax: 937-372-3343 · www.xeniatownship.org

**PROPERTY AND CONTACT INFORMATION:**

Name of Property Owner: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address of Property: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Owner Email Address : \_\_\_\_\_ Parcel Number: \_\_\_\_\_  
Name of Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_  
Contractor Email Address: \_\_\_\_\_

**PROPOSED CONSTRUCTION:**

Fence     Screening     Swimming Pool

**FENCES, POOLS & SCREENING:** (Please attach plot plan)

Fence Height: \_\_\_\_\_ Fence Type: \_\_\_\_\_

Screening Height: \_\_\_\_\_ Screening Type: \_\_\_\_\_

In-ground or Above ground pool Area: \_\_\_\_\_

**\*POOL MUST HAVE A FENCE OR SAFETY COVER\***

Property Line Setbacks: FRONT \_\_\_\_\_ ft. REAR \_\_\_\_\_ ft. SIDE \_\_\_\_\_ ft. SIDE \_\_\_\_\_ ft.

**Other Information Required:**

- ◆ Plot plan of property including existing buildings, proposed buildings, well, septic.
- ◆ Copy of construction drawings.
- ◆ The building must be staked for inspection of setbacks.

**FEES:**

Above Ground with Fence	\$50.00	Below Ground with Fence	\$75.00
Pool	\$25.00	Fence	\$25.00

I hereby certify that all of the information supplied in this application and attachments are true and correct to the best of my knowledge, information and belief. I hereby consent to the inspection of the subject property and of any buildings or structures to be constructed thereon by the Township Zoning Inspector. I hereby acknowledge that I understand that if the construction or use described in the zoning certificate has not begun or been substantially pursued within one year from the date of issuance, said zoning certificate shall become null and void.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

Email: \_\_\_\_\_

Do you want copy emailed to Greene County Building Regulations?     Yes     No

*NOTE: REFUSAL OF THIS CERTIFICATE MAY BE APPEALED BY FILING AN APPLICATION WITHIN 20 DAYS OF DENIAL*

This application has been \_\_\_\_\_ **APPROVED** \_\_\_\_\_ **REJECTED** for issuance of a Zoning Certificate by the Xenia Township Zoning Inspector.

\_\_\_\_\_  
Xenia Township Zoning Inspector

\_\_\_\_\_  
Date

\_\_\_\_\_  
Time

## SECTION 505 HEIGHT OF FENCES

**\*You may only place your fence on the property line if you are able to properly maintain it. You may only go over the property line with written permission from property owner.**

1. All fences, walls and hedges hereafter erected, constructed or modified shall be exempt from yard and setback requirements of the districts in which they are located. All fences, walls and hedges are prohibited in the right-of-way.
2. No fences, walls or hedges shall be erected, relocated, or maintained so as to delay free ingress to or egress from any door, window or fire escape or in violation of the Ohio Fire Code.
3. No fences, walls or hedges shall be erected at the intersection of any street or driveway in such a manner as to obstruct free and clear vision of roadway traffic.
4. Front gates in any district shall not obstruct free and clear vision through the gate.
5. A. Front yard fences and walls in any R and E Districts shall not obstruct free and clear vision through the fence.  
B. Front yard hedges in any R & E Districts shall be maintained to a height no taller than three feet.
6. The max height of fences, walls and hedges by district:

District	Max height
R-1, E	6 feet*
A, R-MH, RM	8 feet
IG, B-1, B-2, B-3, M-1, M-2, M-3	12 feet

\*except front yard hedges shall have a max height of 3 feet

## SECTION 515 SCREENING

Screening shall be required for non-residential buildings, structures or land uses on a lot that adjoin or face any residential district. The plan for screening shall be submitted to and approved by the Zoning Inspector. Screening shall comply with Section 505.

### 515.1 Purpose of Screening

Screening shall be provided for one or more of the following purposes:

1. A visual barrier to partially or completely obstruct the view of structures or activities not conducive to a residential area.
2. As an acoustic screen to aid in absorbing or deflecting noise.
3. For the containment of debris and litter.

### 515.2 Type of Screening

Screening may be one of the following or a combination of two or more:

1. Fence
2. Hedge (evergreen)
3. Earth and mound

## SECTION 524 PRIVATE POOLS

A private swimming pool in excess of twelve (12) feet in diameter or with an area of greater than one hundred (100) square feet, excluding portable pools, shall be allowed in any district as an accessory use and shall comply with the following conditions and requirements:

1. The pool is to be used solely for the enjoyment of the occupants of the property on which it is located.
2. The pool shall be located a minimum of twenty (20) feet from any property line of the property on which it is located and must be placed to the rear of the main dwelling.
3. Above ground pools must have:
  - a. a fence completely surrounding the pool and deck area not less than five feet in height with lock, or
  - b. a top rail of at least five (5) feet above ground with steps that are removable or have a locking mechanism to prevent access from the outside, or
  - c. an approved (ASTM F1346-91) pool safety cover.
4. In ground pools must have:
  - a. a fence not less than five feet in height with locking gate, or
  - b. an approved (ASTM F1346-91) pool safety cover.

