



Monroe Development Department
233 South Main Street, Monroe, Ohio 45050
(513) 539-7374 x1020

FENCES/RETAINING WALLS

Zoning Permit Requirements:

A zoning permit is required for all fences and retaining walls, regardless of height.

Complete a Zoning Permit Application and submit it to the Development Department with the following:

1. A **plot plan** or recent aerial photograph that shows where the proposed fence will be.
2. A **drawing of the fence** noting height and material is also required (Please refer to the last page for examples).



3. Notation that the **finished side will face outward** from the property
4. A **building permit** application with plans or specifications of the structure, *if over 6 feet in height*.

Basic zoning rules applicable to fences:

General Fence Requirements

Fencing material shall be architecturally compatible with the neighborhood in which they are erected. The following materials are generally acceptable which are intended to enhance the aesthetic of the site:

1. Wood (pressure treated and fabricated primarily as fencing material such as for split rail, picket, etc.)
2. Vegetation and Hedges
3. Masonry, brick, stone
4. Vinyl
5. Ornamental Iron or decorative metal
6. Wire Mesh (with limited use in Residential Districts, please review with Development Department)
7. Composite
8. Plastic –coated/vinyl coated chain link (Please note: plastic –coated/vinyl chain link is the only type of chain link permitted in Commercial, Business Park and Industrial Districts)



Monroe Development Department
 233 South Main Street, Monroe, Ohio 45050
 (513) 539-7374 x1020

Types of Fences:

Chain Link Fence – only permitted in certain districts and yards

A fence of heavy steel wire woven, vinyl or plastic to form a diamond-shaped mesh.



Split Rail Fence – permitted in all districts

An open fence that is typically constructed from wood which includes horizontal timbers split lengthwise into rails to form a barrier.



Wire or Woven Wire Fence – Not permitted as principal material of the fence in most districts

A fence whose principal material is wire. This includes, but is not limited to, chain link fences.



Materials not primarily designed for fencing or materials not listed shall not be permitted. Woven wire fencing (not chain link) is only permitted in conjunction with split rail fencing and the wire should be attached to the inside of the fence where practical.

All fences shall be constructed with the finished side facing outward, and the rough or unfinished side facing in interior of the property.

Fence Height and Location Requirements

The maximum height for fences is determined by the zone district and location of the fence on the lot.

Front Yard

Fences and continuous row hedges with a maximum opacity of 50% and not exceeding 4 feet in height are permitted in any front yard area. Any solid continuous row hedge, fence or wall shall not exceed 3 feet in height (Corner lots have two front yards).

Side Yard

Shall not exceed 6 feet in height

Rear Yard

- Shall not exceed 6 feet in height in the residential and agricultural districts

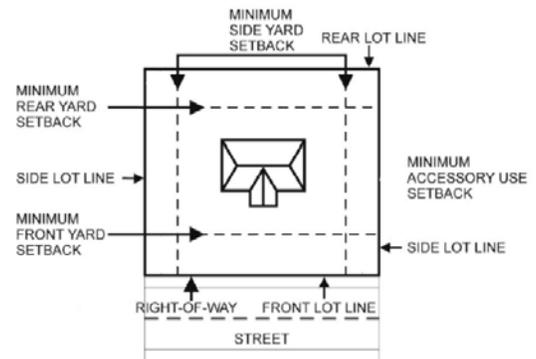


Figure 1217-F: Image of typical lot lines on an interior lot

- Shall not exceed eight (8) feet in height in the L-I, H-I, and B-P districts, fences.

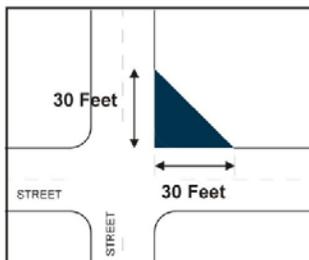


Figure 1204-J: Traffic safety visibility triangle for intersecting streets.

Traffic Safety Visibility Triangle

No structure may be located in the traffic safety visibility triangle that exceeds 30 inches in height, measured from the top of the curb.

Applicants are reminded this handout does not serve as a substitute for any of the City of Monroe's adopted ordinances and is intended only as a guide.



Monroe Development Department
233 South Main Street, Monroe, Ohio 45050
(513) 539-7374 x1020

Fences on Residential Zoned Properties

In any residential district, barbed wire fence is prohibited and **chain link fencing is prohibited in the front yard.**

No fence shall be electrified.

Fences on Non-Residential Zoned Properties

Chain link fences may be used in the rear yard provided they are plastic coated and are black in color or as otherwise approved by the Code Enforcement Officer.

Barbed wire and electrical fences are permitted in Agricultural Districts except along lot lines adjacent to residential zones.

Basic zoning rules applicable to retaining walls:

A retaining wall is defined as a wall built to support or prevent the advance of a mass of earth or water. Approved materials shall conform to buildings standards as required and include:

1. Brick
2. Concrete
3. Masonry
4. Stone
5. Wood

Additional Approvals:

Additional approvals including Building Permits may be required. Generally, fences are exempt from building permits if they are six feet or less in height. Fences that exceed six feet require a building permit before they are erected or modified.

Utility Easement Areas

Fences are not typically permitted within any easement area. However, special permission may be granted by the City of Monroe Public Works Department and/or the Butler County Water & Sewer Department. Their approval will require the applicant to acknowledge that either department will not be liable for any damage possibly caused by easement area maintenance.

For more information regarding fence regulations please refer to **Section 1204.05: Site Development Standards** of the Planning and Zoning Code.