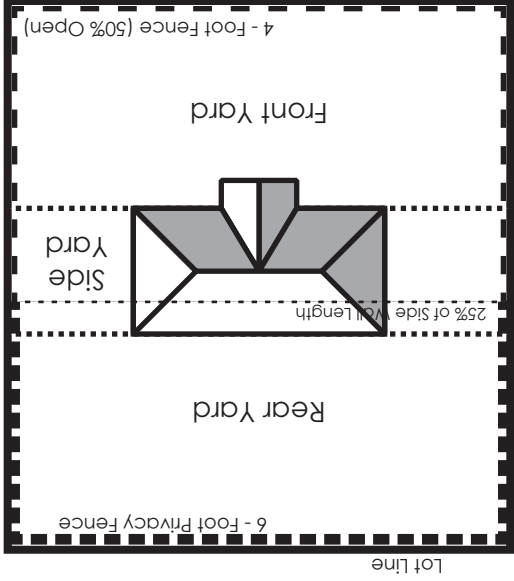


Fencing Requirements:



In residential and business districts, **privacy fences** may be built to a maximum height of 6 feet in a rear yard only. Such a fence may extend into the side yard up to 25 percent of the side wall length. Fences that are **50 percent open** may be built to a maximum height of 4 feet in side and front yards. Fences that are **75 percent open** and used for security purposes in the B-3, I-1, SWD, and ME districts, may be built in the front, rear, or side yard to a maximum height of 8 feet

Fences in all districts shall be designed and installed with the most finished side out, away from the subject lot, facing the adjacent lots and any right-of-way, or so that both sides are equally finished. Only one fence may be located on any one property adjacent to any given property line. (Adjoining property owners may install separate, adjacent fences.) The property owner is responsible for any required maintenance between their fence and the property line. Razor wire fencing is prohibited in all districts.

Fencing Types:

Fences that are 50 percent open or more may be built in any yard in a residential zone, A privacy fence typically has very small openings, if any. Privacy fences may only be built in rear yards.

Pool Requirements:

Indoor pools are excluded from these regulations when the pool enclosure is attached to the principal building. The facility and associated structures shall meet the accessory use **setbacks** (5 feet from all lot lines). The swimming pool, lake, or the entire property on which said pool or lake is located, shall be walled or fenced in accordance with the requirements of the **Hamilton County Building Department**. The fencing for an above ground pool less than 4 feet tall may be located on the pool's outer wall

What do I need to build a pool?

Above-ground pools that have a wall height of 4 feet or higher are not required to have a wall surrounding the pool or property. The pool or lake must be used solely for the enjoyment of the occupants and guests of the principal use of the property on which it is located. The facility must meet the outdoor lighting requirements of Section 12.9 of the Colerain Township Zoning Resolution

Pools require a **zoning permit** from the Colerain Township Planning & Zoning Department Pools larger than 150 square feet or deeper than 24 inches require a building permit from the **Hamilton County Department of Planning + Development**. Pools may require other permits. Refer to the **Hamilton County Building Code** section HC.C104 for additional requirements.

http://www.hamiltoncountyohio.gov/government/departments/building_inspections_and_permits/building_codes/

Recreational Vehicles and Utility Trailers...

...shall not be stored in any residential district, **except** on a single family lot in which the owner of the recreational vehicle or utility trailer is an owner, lessee, or tenant.

...must be parked or stored on a paved surface that is clean and free of weeds.

...may park in the front driveway for not more than 3 days in a single month for the purpose of loading or unloading the vehicle.

...which are stored outside shall be stored in the rear or side yard, set back from the side and rear lot lines:

- (A) R-7, R-6, R-5: 5 feet
- (B) R-4: 10 feet
- (C) R-3: 20 feet
- (D) R-1, R-2: 25 feet

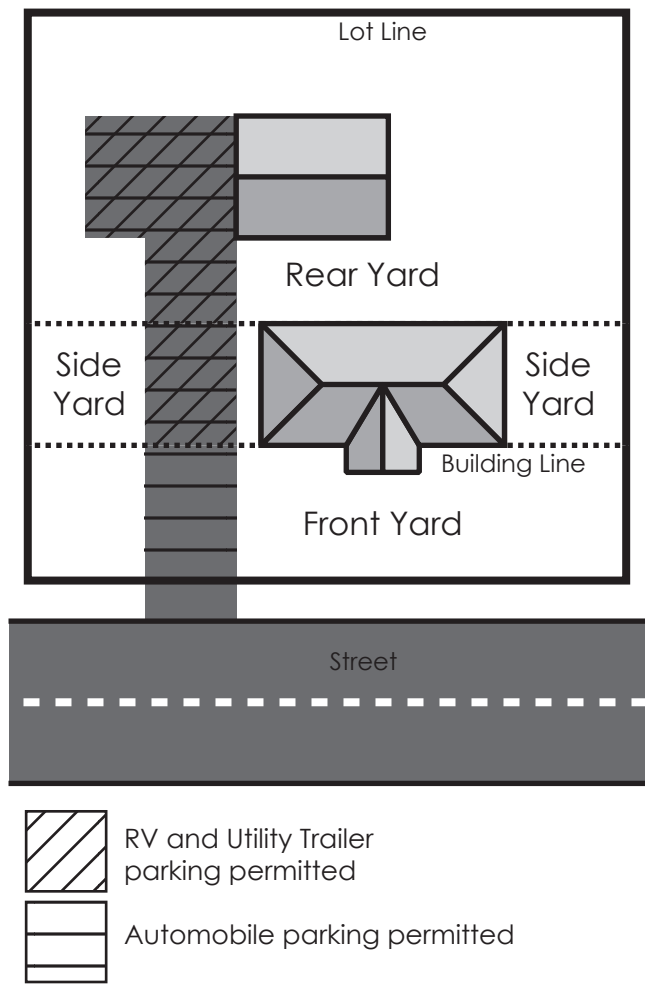
And shall be set back a minimum of 25 feet from any adjacent dwelling in all R Districts. These setbacks do not apply to recreational vehicles or utility trailers which are parked and fit entirely within a carport.

There is no maximum number of recreational vehicles or utility trailers that may be stored in enclosed garages or accessory structures; however, such structures are subject to standards in the **Zoning Resolution**.

On lots of less than one acre, one recreational vehicle or utility trailer may be parked or stored outside. On lots of one acre or more, two recreational vehicles or utility trailers or one recreational vehicle and one utility trailer may be parked or stored outside.

...which fits entirely within a carport shall be deemed to be parked outside. Such recreational vehicle is subject to the **Colerain Township Junk Vehicle Resolution**.

...parked outside must be screened using landscaping or an enclosure of solid fencing or materials similar to those used for other structures on the property.



Zoning Permit Process:

1) Check the Colerain Township website for zoning information, permit fees, and zoning certificate application forms.

2) Bring **2** copies of: zoning certificate application and all requisite plans, maps, and documentation to the Colerain Township Planning and Zoning Department, located at **4200 Springdale Road**. Be prepared to pay the permit fee(s) at the time of application. (\$100 for pools, \$35 for fences and other accessory structures)

3) The Township Zoning Administrator will review the application.

4) Within 5 business days, the Township Zoning Administrator will approve and issue the zoning certificate **or** deny the application with a written statement of the reasons for doing so.

5) Application documents requiring building permits must proceed to the **Hamilton County Planning + Development Department** for review.

Prepared July 2017

Please refer to the **Colerain Township Zoning Resolution** for current zoning code and regulations:

<http://www.colerain.org/departments/planning-zoning/codes/>

Fencing Pools, RVs, and Trailers

Adapted from Colerain Township Zoning Resolution Articles 12.8, 10.2.3(A)(7), and 13.6



COLERAIN
EST. 1794

Colerain Township
Planning & Zoning

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