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***Definition of Terms:***

“Building Permit” means an official document issued by the Division of Building Inspection authorizing construction to begin in accordance with approved construction drawings.

“Building Setback Areas” (front, rear, side) means the area within the property between the property lines and the setback lines where no building is generally permitted.

“Covenants” means the governing regulations of a specific subdivision plat, which are enforced by the property owners of that plat.

“Lot Line” means the property lines bounding the lot on all sides.

“Plat” means a parcel or group of lots under common ownership.

“Right of Way (ROW)” means the area that extends from your front property line across the street to the property line of the facing lot.

“Subdivision Plat” means the official record of lot divisions of a specific area.

“Surveyed Plan” means a plan showing the complete layout of the property as done by a surveying company.

“Zoning Certificate” means an official document issued by the Planning Department verifying compliance with the Zoning Ordinance.

“Zoning District” means a portion of the territory of the City within which certain uniform regulations and requirements, or various combinations thereof, apply under the provision of the Zoning Ordinance.

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THE CITY OF MIDDLETOWN  
ONE DONHAM PLAZA  
MIDDLETOWN, OHIO 45042

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***Phone Numbers:***

Planning Department	(513) 425-7922
Engineering Department	(513) 425-7935
Building Inspection Div	(513) 425-7973

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***DESIGN AIDS  
for  
FENCING***

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## FENCING

In the City of Middletown, permits are not required for the installation of fences. However, there are other factors that you should be aware of in order to complete your fencing project with the least amount of difficulty.

We recommend that you know where the boundary lines of your property lie before beginning any fence installation. You may install a fence anywhere on your own property, but when erecting a fence within your front yard be careful that you do not go beyond your front property line as no fence may be erected within the public right-of-way (ROW) of any street (see drawing). If you do not know the location of your front property line it can be estimated to be the inside edge of the existing sidewalk. If there are no sidewalks in your neighborhood the following method can be used to estimate the location of your front property line. Contact the City's Engineering Department and ask for the documented ROW width for your street. From the centerline of your street measure half of the ROW width toward your property and mark that location. This should be the approximate front property line of your lot.

There are also restrictions regarding fence height and material you should take into account. You may find the following guidelines helpful:

- No barbed wire or electrical fences are permitted.
- Fence height other than within the front yard setback area and at patio enclosures, can be a maximum of 6ft high.
- Patio fences can be a maximum of 8ft high.
- Fence height within the front setback area, with the exception of corner lots, can be a maximum of 4ft high.

- For traffic vision clearance, no fence or other structure including shrubbery more than 30 inches higher than the curb is permitted within the triangular area formed by the intersecting street's ROW lines and a line connecting points 50ft back from such intersecting lines

Subdivisions may have additional regulations on fencing in their plat covenants or deed restrictions. You should investigate these thoroughly for your particular subdivision. You may check with the Engineering Department as they may have copies of covenants and regulations for certain subdivisions.

If you need a surveyed plan to determine your property lines, contact a registered surveying company. The City does not survey private lots.

If you have additional questions you may contact the Planning Department.

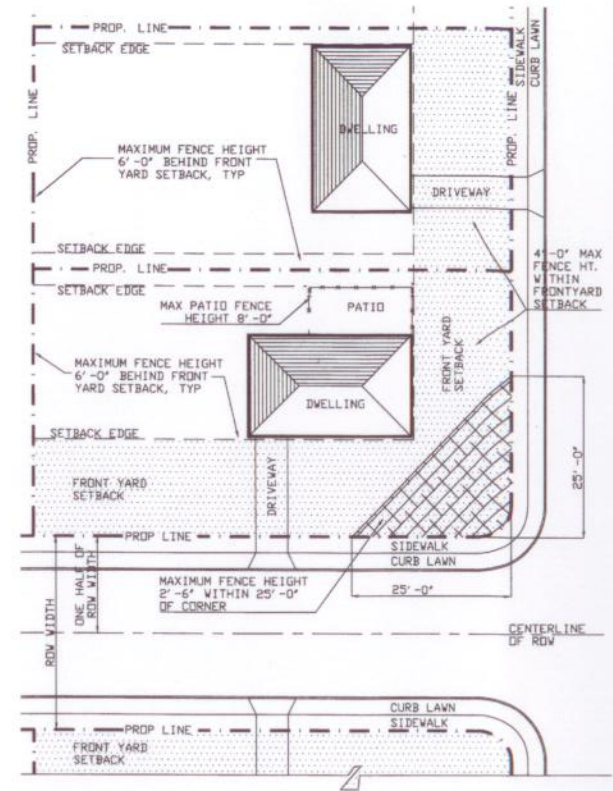
### Definitions of Zoning District Designations:

DS: Suburban Dwelling District. For suburban and rural areas within the City, but beyond the scope of complete Municipal Utility Services.

D1: Low Density Dwelling District. For single family residential uses in urban areas with complete Municipal Services. Minimum lot area = 18,000 S.F.

D2: Low Density Dwelling District. For single family residential uses in urban areas with complete Municipal Services. Minimum lot area = 13,000 S.F.

D3: Medium Density Dwelling district. For residential uses in urban areas with complete Municipal Services. Lot area may vary from 9,000 S.F. to 15,000 S.F. depending on usage.



SIDE YARD SETBACKS VARY BASED ON THE FOLLOWING EACH ZONING DISTRICT:

- DS 10 feet
- D1 8 feet
- D2 7 feet
- D3 6 feet

### MINIMUM SETBACK REQUIREMENTS IN FEET

	DS	D1	D2	D3
FRONT YARD	50	40	35	30
REAR YARD	50	50	40	30