

Greenhills' Fence regulations

1125.12 FENCES, HEDGES, WALLS AND RETAINING WALLS.

Fences, hedges, walls and retaining walls are permitted in all districts, subject to the following conditions:

(a) Location.

(1) Fences and/or walls can be located in the side and rear yards subject to the height restrictions delineated in subsection (b) hereof and setback restrictions for retaining walls delineated in subsection (f) hereof.

(2) Hedges are permitted in the required front yard provided that the hedge height does not exceed three (3) feet. Taller hedges, not exceeding five (5) feet in height, are permitted in the required front yard, provided the hedges are setback at least ten (10) feet from the street right-of-way.

(3) Fences or walls used for screening of trash handling areas in Residential Districts may be located in the front yard provided that the fence does not extend more than six (6) feet from the front of the principle structure. Such fences shall not exceed four and 1/2 (4.5) feet in height and can be a solid fence or wall.

(4) Any fence shall be constructed in such a fashion that the finished side of the fence is facing the adjoining property.

(b) Height.

(1) For residential uses, no fence or wall located in the side yard shall exceed six (6) feet in height measured from the ground level. Fences located in the rear yard shall not exceed six (6) feet in height.

(2) For non-residential uses, fences shall not exceed six (6) feet in height and shall not be located in the front yard unless approved by the Village Planning Commission as part of the Site Plan Review process or by Board of Zoning Appeals.

(c) Materials. Fences shall not contain an electric charge or barbed or razor wire.

(d) Site Distance Requirements. No fence, wall, or hedge shall violate the sight distance requirements found in Section 1115.02 of this Zoning Code.

(e) Requirement for a Property Survey. The Building/Zoning Official may require that a property survey be prepared at the expense of the applicant and submitted when the location of a proposed fence is such that the property lines or setbacks are in question.

(f) Retaining Walls. Retaining walls shall be setback from the residential property line a minimum of one (1) foot.

(Ord. 2013-04-CD. Passed 4-2-13.)