

## FENCE REQUIREMENT GUIDE

Fences offer privacy and enclosure that may be desirable in a residential setting or to buffer different land uses. Fences also have a visual impact on properties and neighborhoods. To ensure that impact is positive, the City of Riverside regulates fences. These regulations establish standards for fence materials, construction, heights and placement on the property.

Fences may be built up to your property line (which is a shared invisible line between two adjoining properties). Fences may be set back any distance from the property line.

You will need to determine where your property lines are located. If a survey is not included with your mortgage papers you may wish to hire a surveyor (listed online) to determine & mark your property lines. Placing a fence that goes over a property line onto your neighbor's property is not allowed; additional expense may be incurred to remedy the situation. The Riverside Public Service Dept. can tell you where your front or side street lot line is located in relation to the curb or edge of pavement by calling 937-233-1801 option 3.

A fence may not be built on neighboring property. If you believe your neighbor's fence encroaches onto your property, you may initiate private legal action. **City government does not arbitrate these disputes.** If you have a concern about a neighborhood fence and would like an inspector to investigate whether the fence was built to code or has the proper permit, call Code Enforcement at 937-233-1801 ext. 281.

### CODE REQUIREMENTS

#### Materials

Fences must be built with approved fence wire, standard fence wood, vinyl, or metal such as wrought iron or aluminum. You may not build a fence with scrap lumber, chicken wire, wood pallets, or other unapproved materials. Fence posts and supports must be installed on the side of the fence that faces your own house or yard (good side toward your neighbor). Shadow-box fences are permitted.

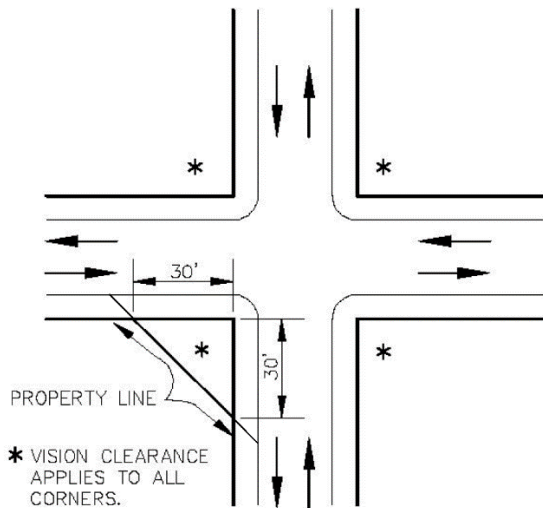
#### Height and Location

The height allowed for a fence depends on its location on your lot and on the fence style or material. There are no fences permitted in the public right-of-way. **Solid board privacy fences and chain link fences are not permitted in front yards.** Corner lots present unique challenges. The city code defines the front yard as the section of the lot between the building façade and the property line abutting the street. A side yard is defined as that portion of the lot that is located on each side of your house. Please refer to the diagram on Page 2 for clarification.

- An eight (8) foot fence or wall can be erected in the side or rear yard.
- A four (4) foot fence is permitted in the front yard.
- Solid or privacy fences built at the intersection of a street and a driveway, alley or another street are limited to a height of three (3) feet. (See Intersection Clearances Page 2.)

## Intersection Clearance

If you wish to build an opaque or solid fence where two streets, an alley and a street, or a driveway and a street intersect, the fence will be limited to a height of three (3) feet within a specific intersection clearance area, to prevent traffic blind spots & hazards to pedestrians. The intersection clearance is the area between the pavement edge of the two intersecting streets and a diagonal line connecting the pavement edge of intersecting streets at a point 30 feet from their point of intersection. Fences, walls, ornamental features, coniferous trees & shrubs, hedges, signs, and other obstructions taller than three (3) feet are **prohibited** within this clearance zone.



Full Code requirements for fences can be found in the Riverside Unified Development Ordinances [Section 1115.01.E](#).

## Beware of underground cables or pipe!

Contact Ohio Utilities Protection Services (OUPS) Hotline, at least three business days before you dig, to mark the location of buried utilities on your property. OUPS Hotline can be reached at **8-1-1**, 1-800-362-2764, or <https://www.oups.org/>.

## Permits

You can obtain a fence permit application from the City Administrative Offices by calling (937) 233-1801 option 3 or by visiting the City of Riverside website: <https://www.riversideoh.gov/forms-permits/>

Figure 1117.03-3

