

Guide To Fences, Sheds, Patios & Driveway Extensions

Fees

- There are no fees for a fence, shed, patio or driveway extension permit.

Application Requirements

- Completion of an application form furnished by the Zoning Department.
- Provide a survey based plot plan showing the location of the fence, shed, patio or driveway extension and distances to the property lines.
- Provide total square footage and material of shed, patio or driveway extension.
- Provide height and material of fence.

Action on the Application

- City Planner Chelsea Nichols (614.901.6662) will review the application and documents for compliance with the zoning code.
- Applications are submitted to Chelsea Nichols at: chelsea.nichols@westerville.org
- If the application and plans of the proposed project conform to the zoning codes, the applicant is notified and a zoning permit is issued.
- If the application and plans of the proposed project do not conform to the zoning codes, the applicant is notified and the reasons for the disapproval will be given in writing.

Time Limitations

- The timeline for construction of the project is one year from the issue date of the application.
- Prior to digging postholes or excavating soils, contact the Ohio Utility Protection Service at 1.800.362.2764 to mark the property for any utilities (free service).

Fences

- Rear yard six (6) foot maximum height, finished side out. Front yard (area between the street right of way and the building setback line) 30 inches maximum height, finished side out. Note: check your deed restrictions prior to submitting your application.
- The property owner shall be responsible for locating the property lines and assuring that the fence is located solely upon their property.

Sheds

- Shall be located in the rear yard only. Maximum height to peak of roof is 15 feet. Shall be mounted on skids not permanently affixed to the ground.
- Sheds 100 square feet or smaller no permit required.

Sheds Continued

- Sheds exceeding 100 square feet up to 200 square feet require zoning permits, must meet respective zoning district regulations, and will be included in the 35 percent maximum lot coverage.
- Sheds exceeding 200 square feet will require building permits and a plan submittal.
- Shall be located at least ten (10) feet away from the principal structure.
- Walls and roof shall provide the structure with a weather-resistant envelope.

Patio

- Maximum lot coverage of all structures, driveway, and patio shall not exceed 35 percent lot coverage.
- Shall meet setback requirements from property lines.
- Shall be concrete, asphalt or pavers, and even wood, providing the wood is installed at grade level and is rated for exterior use.
- If the patio is being installed for the purpose of supporting a hot tub, the patio shall have an equipotential grounding ring. A separate permit is required for the hot tub installation.

Driveway Extension

- Shall be concrete, asphalt or pavers.
- Maximum lot coverage of all structures, driveway, and patio shall not exceed 35 percent lot coverage.
- Extension shall not encroach upon neighboring property.
- The driveway extension shall be sloped so as not to allow the surface water to drain onto the neighboring property.